

ZB# 89-47

John Pizzo

4-1-11.1

* 89-47
~~89-130~~ - Pizzo, John - use variance/area

Prelim.

Dec. 1988.

2nd Prelim.

Jan. 11, 1987.

Amended
notice of
denial - needed
to include
area variances.

CCPD to be
notified.

3rd Prelim.:

May 8, 1988.

App. furnished to D. Blom

on 6/7/88. AB

Prelim 4th

5/8/89: - No Show

Prelim - 5th

6/12/89. - matter
Tabled

5th Prelim.

9/11/89 - Motion to Schedule
Public Hearing

Fee paid - 10/5/89 - \$50.00

Public Hearing - Oct. 23
1989

Notice of Appeal on 10/5/89.
CCPD notified on 10/5/89.

Denied:
Oct. 27, 1989
No Action - Non
on app. for
variance

General Receipt

10968

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 24 19 89

Received of

Bloom & Bloom Esrs.

\$ 50⁰⁰/₁₀₀

Fifty and 00/100

DOLLARS

For

3 B.A. # 89-47

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 50.00		
# 18176		

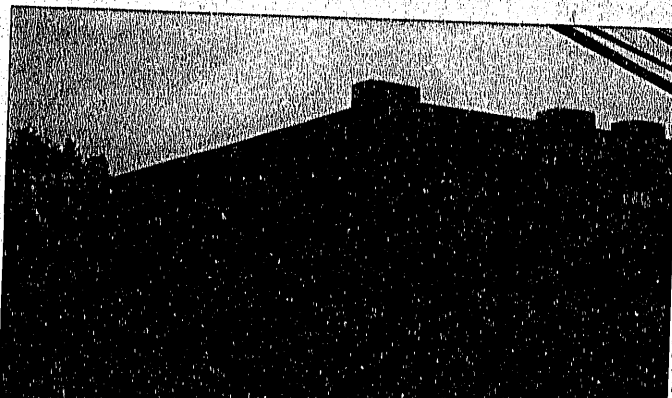
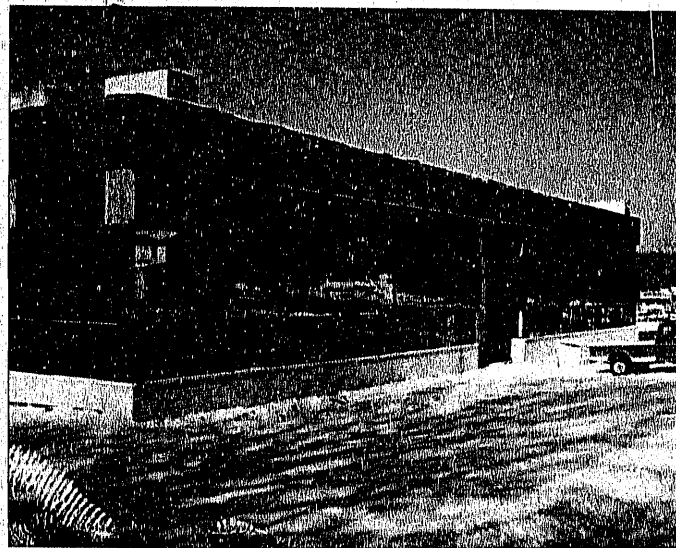
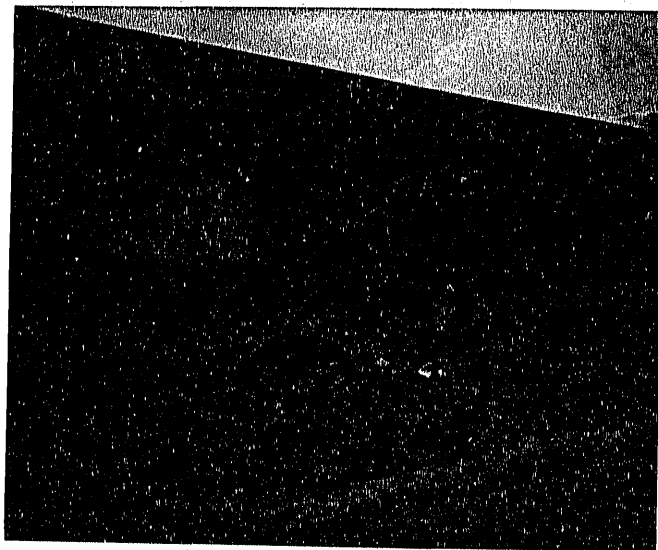
By

Pauline G. Townsend

Town Clerk

Title

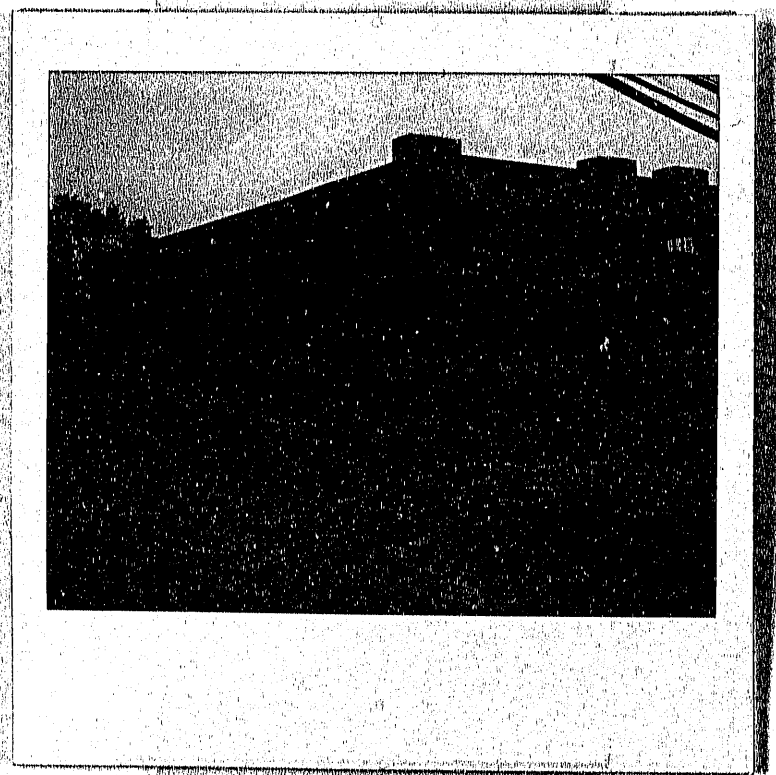
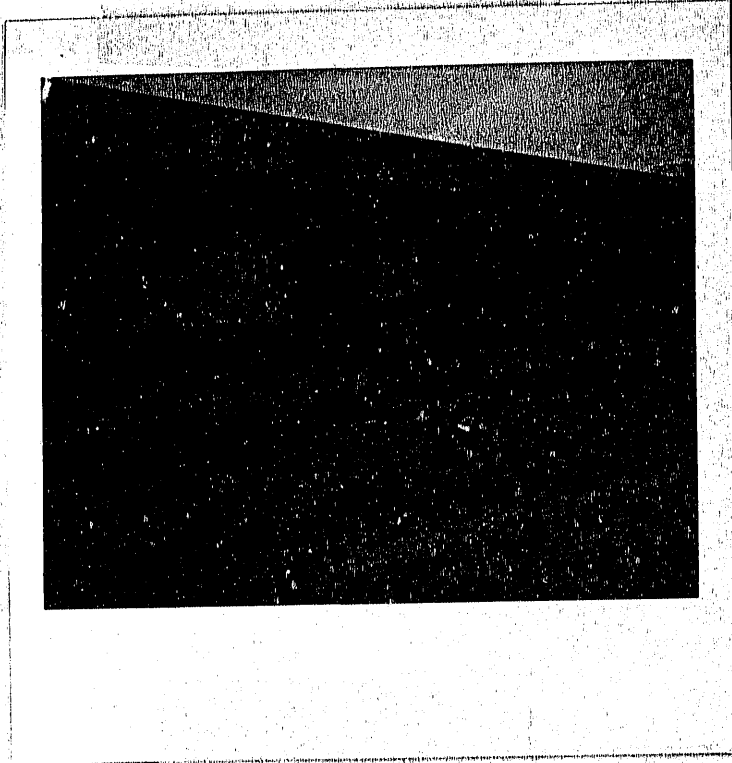
Williamson Law Book Co., Rochester, N. Y. 14609



Chase	50	00
#18176		

Williamson Law Book Co., Rochester, N. Y. 14609

Town Clerk
Title



DUGGAN, CROTTY & DUNN, P.C.
Attorneys at Law

STEPHEN P. DUGGAN, III
PHILIP A. CROTTY
BRUCE C. DUNN, SR.
ELIZABETH M. BACKER, Paralegal

343 Temple Hill Road
New Windsor, New York 12550
(914) 562-6500

FAX - 2-6788

October 23, 1989

Chairman, Zoning Board of Appeals
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Variance application for Lands at Intersection of
Route 300 and 207

Dear Mr. Chairman:

I regret that I shall be unable to attend the Public Hearing scheduled for tonight on the above-referenced parcel of land. However, I request that you make this letter part of the public record.

As the landowners of the property immediately across from the subject parcel, my partners and I would like to go on record as being opposed to the granting of a variance for the use proposed by the plans of the applicant.

It is our view that the plan will change the character of the neighborhood in an uncomplimentary fashion. It is also our position that the use does not meet the test for granting a zoning variance.

Thank you for your consideration.

Very truly yours,

Philip A. Crotty
Philip A. Crotty

cc: ZBA to R.F.
Rec'd 10/26/89
ZBA (after hearing.)

Pizzo # 48

JOSEPH V SMITH (JR)

499 LITTLE BRITAIN RD

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

DECISION DENYING
USE/AREA AND SIGN
VARIANCES

JOHN PIZZO

#89-47.

-----X

WHEREAS, JOHN PIZZO, 31 Dogwood Hills, Newburgh, N. Y. 12550, has made application before the Zoning Board of Appeals for a use, area and sign variances for the purposes of:

Construction of a professional office building on the southeast side of Old Route 207 in an R-4 zone; and

WHEREAS, a public hearing was held on the 23rd day of October, 1989 before the ZBA at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, Applicant was represented by Daniel J. Bloom, Esq., 530 Blooming Grove Tpk., New Windsor, N. Y.; and

WHEREAS, the application was opposed by one adjacent property owner who was concerned about the impact of traffic on the health, safety and welfare of himself, his employees and his business; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter;

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant has applied to the ZBA for a use variance to construct a professional office building in an R-4 zone, and for area variances to vary the bulk regulations with regard to a variance for 59% developmental coverage and 11 parking space variances, and for a 21 s.f. sign area variance.

3. The applicant failed to present any "dollars and cents" proof that the subject lands cannot yield a reasonable return if used only for purposes allowed in the R-4 zone.

4. The applicant failed to present any proof of the following:

- (a) The amount paid for the land in question.
- (b) The present market value.
- (c) Annual land and school taxes.

(d) The unpaid balance of mortgages and other incumbrances.

(e) The annual income from the land in question for each and every use permitted in the R-4 zone.

(f) The fair market value of the subject property at the time the applicant purchased it; and the amount of the premium, if any, over fair market price attributable to the contingency in the purchase contract regarding obtaining a variance; or the amount of the discount, if any, received by the applicant for waiving that contingency.

(g) The rate of return earned by similar or like property in the community.

5. The applicant's real estate expert, Paul Capicchioni, presented his conclusory opinion that the "only and best use" of the property was as a professional office. He failed to present any "dollars and cents" proof of the foregoing issues, upon which this Board must predicate its decision.

6. The applicant presented evidence that the prior owner was unable to sell the property for residential purposes (until the sale to the applicant, since the applicant must be charged with knowing the restrictions on its use in accordance with the R-4 zoning.

7. The applicant also presented evidence that he offered the property for sale, subsequent to his purchase and received no offers to purchase the same for residential purposes. There was no evidence presented that the applicant received any offers to purchase the same for any purpose.

8. There was evidence presented that there had been two separate takings for highway rights of way, of lands bordering the subject property. There was no evidence presented that these takings were not for value, or that the awards to the then owners of the subject parcel had not compensated them for the diminished residual value of the subject parcel (since the same ultimately became bounded on all sides by highways and was zoned R-4).

9. The evidence indicated that the proposed professional office use would partly alter the essential character of the locality which presently is devoted to mixed uses: residential, professional office, light manufacturing, warehouse and distribution and retail sales.

10. The evidence presented by the applicant indicated that the subject parcel is unique, by virtue of its triangular configuration and its being bounded on all three sides by roads.

11. The evidence presented by the applicant indicates that the applicant's hardship was self-created. Prior to purchasing the subject property, the applicant was aware that the same was located in an R-4 zone. The applicant's contract to purchase the property was made subject to his securing a variance thereon from the ZBA. The applicant, acting upon advice of his attorney and surveyor,

elected to waive this contingency and purchased the property without securing the variance.

12. The evidence indicates that the applicant had knowledge of the R-4 zoning applicable to the subject parcel prior to purchasing the same, and contemplated a non-permitted use of the parcel as appears from the contract contingency.

13. The evidence indicates that the applicant knowingly acquired title to the subject property for a use prohibited by the zoning local law and thus created his own hardship.

WHEREAS, the Zoning Board of Appeals of the Town of Windsor makes the following conclusions of law in this matter:

1. The evidence failed to indicate that the land in question cannot yield a reasonable return if used only for purposes allowed in the R-4 zone.

2. The evidence shows that the application as presented will partly alter the essential character of the locality which is devoted to mixed uses.

3. The evidence indicates that the plight of the applicant is due to unique circumstances.

4. The evidence indicates that the hardship is self-created.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY a use variance to the applicant for construction of a professional office building in an R-4 zone.

BE IT FURTHER

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY as moot the area and sign variances sought by the applicant in connection therewith.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: November 13, 1989.


Chairman

(ZBA DISK#1-061785.FD)

Bloom & Bloom, P. C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920
FAX: 914-561-0978

April 18, 1989

Ms. Pat Barnhardt
Zoning Board of Appeals,
Secretary
Town of New Windsor
Town of New Windsor Townhall
555 Union Avenue
New Windsor, New York 12550

*9/15/89 -
App. to be revised
per. Dan Bloom.*

RE: APPLICATION OF JOHN PIZZO
APPEAL #30
OUR FILE #8220

Dear Pat:

Pursuant to our recent telephone conversation I enclose herewith a photocopy of the proposed application for a variance, which I prepared on behalf of Mr. John Pizzo, above-referenced.

After reviewing the enclosure, please call my office to confirm a date upon which I may appear with Mr. Pizzo for "preliminary consideration of the application".

Thank you.

Very truly yours,

Daniel J. Bloom /pc
DANIEL J. BLOOM
DJB/pc

cc: Mr. John Pizzo
31 Dogwood Hills Road
Newburgh, New York 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 30

Request of JOHN PIZZO

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of a commercial building in
a residential (R-4) zone; 30 ft. front yard
variance, 13 ft. parking space variance and
sign variance,
/being a VARIANCE of

Section 48-8 and 48-12 Table of Use/Bulk Regs.
Cols. E, N & O

/for property situated as follows:

being a triangular lot bounded on the north/southeast
by NYS Route 207 and on the southwest by Route 300,
New Windsor, N. Y. known and designated as tax
map Section 4, Block 1, Lot 11.1.

SAID HEARING will take place on the ____ day of
_____, 19____, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JAMES NUGENT
Chairman

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-61

Date 12-4-87

To: John Pizzo
Pte 17K 46G Zayre Plaza
Newburgh, New York 12550

PLEASE TAKE NOTICE that your application dated 8/19/87
for (Subdivision - Site Plan) John Pizzo site plan
located at Sozikh side of N.Y.S. Rte 207 (Little Britain Rd.)
at intersection of N.Y.S. Rte 300 (Temple Hill Road)
is returned herewith and disapproved for the following reasons.

Property in R4 zone office space not permitted.
Needs use VARIANCE.

Henry Shille
Planning Board Chairman

PERMITTED SIGN REQUIREMENT 10 SQ FT

Requirements

Min. Lot Area _____
Min. Lot Width _____

Proposed or
Available

Variance
Request

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATIONFile No. 87-61Date 12-4-87

To: John Pizzo
Pte 17K 46G Zayre Plaza
Newburgh, New York 12550

PLEASE TAKE NOTICE that your application dated 8/19/87
 for (Subdivision - Site Plan) John Pizzo site plan
 located at South side of N.Y.S. Rte 207 (Little Britain Rd.)
at intersection of N.Y.S. Rte 300 (Temple Hill Road)

is returned herewith and disapproved for the following reasons.

Property in R4 zone office space not permitted.
Needs use VARIANCE.

Henry Shille
 Planning Board Chairman

PERMITTED SIGN REQUIREMENT 10 SQ FT

RequirementsProposed or AvailableVariance Request

Min. Lot Area _____

Min. Lot Width _____

Req'd Front Yd. 35'15'20'

Req'd. Side Yd. _____

Req'd. Rear Yd. _____

Req'd. Street Frontage* _____

X Max. Bldg. Hgt. 35'

Min. Floor Area* _____

Dev. Coverage* _____ %

_____ %

_____ %

Floor Area Ratio** _____

Sign requirement 10 sq ft
 * Residential Districts only

** Non-residential Districts only

26 sq ft.

Parking Spaces - 58

13 spaces











TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

88-30

Date: 4/19/89

I. Applicant Information:

- (a) John Pizzo, 31 Dogwood Hills Rd., Newburgh, NY 12550 (561-2919)
(Name, address and phone of Applicant) (Owner)
- (b) N/A
(Name, address and phone of purchaser or lessee)
- (c) BLOOM & BLOOM, P.C. (Daniel J. Bloom, Esq., of counsel)*
(Name, address and phone of attorney)
- (d) N/A
(Name, address and phone of broker)

*530 Blooming Grove Tpke.
New Windsor, N.Y. 12550
(914) 561-6920

II. Application type:

- ☒ Use Variance ☒ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information: S.E. by Old Rt. 207

- (a) R-4 (Old Little Britain Rd.) S.W. 4-1-11.1 .801
(Zone) (Address) Temple Hill Rd. (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Nov. 12, 1986
- (e) Has property been subdivided previously? No When? N/A
- (f) Has property been subject of variance or special permit previously? No When? N/A
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48.8, Table of Use _____ Regs., Col. A - #, to allow:
(Describe proposal) To allow construction of a commercial office building with a floor area of 8,800 sq. ft., 45 parking spaces (3 handicapped and 42 standard) residential zone.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

See page 2.a. attached.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. E, N & O.

Requirements	Proposed or Available	Variance Request	
Min. Lot Area	15,000 s.q.	34,873 s.f.	
Min. Lot Width	100 ft.	315 ft.	
Reqd. Front Yd.	35 ft.	15 ft.	20 ft.) See (b)
Reqd. Side Yd.	15/30	/	/) Below
Reqd. Rear Yd.	40 ft.		
Reqd. Street Frontage*	60 ft.	1,061.18 ft.	
Max. Bldg. Hgt.	35 ft.	35 ft.	
Min. Floor Area*	1,000 s.f.	8,800 s.f.	
Dev. Coverage*	30 %	80 % ***	50 % ***
Floor Area Ratio**	N/A		
Parking:	58	13	45 parking spaces

* Residential Districts only

** Non-residential districts only

*** including parking

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

All sides of the property front on highways requiring 35 ft. setbacks. If this is fully enforced, it would be almost impossible to use this land for any purpose. The requested variances are not substantial in nature nor would proposals have any effect on population density or change the character of the neighborhood which is commercial in nature. There is no other feasible method for Applicant to pursue other than a varia

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-18, Table of Use/Bulk Regs., Col. N.

	Requirements	Proposed or Available	Variance Request
Sign 1	10 s.f.	26 s.f.	16 s.f.
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	10 sq.ft.	26 sq.ft.	16 sq.ft.

IV. (b):

Applicant originally purchased the property pursuant to Contract of Sale dated September, 1986. The Contract of Sale was subject to purchaser's securing approval from the Zoning Board of Appeals for commercial use. However, through an oversight on the part of the purchaser, and an unjustified sense of confidence of securing approval of the application, purchaser acceded to the pressures of the seller and closed title before a variance was obtained.

The premises in question are entirely surrounded by New York State highways which render the site entirely unsuitable for residential use. In fact, the original owner of the property, Mary Meroshnekoff, from whom the applicant purchased the property on November 12, 1986, had attempted--without success--to sell the property for residential purposes for a period of time in excess of two years prior to the sale to the applicant; since then, the applicant has actively listed and advertised the property for sale, without success. If the applicant is denied the variance, he will be effectively precluded from utilizing the property in question for any use. Petitioner has even been denied a building permit for the construction of a billboard on the premises for advertising. A denial of this application would cause unnecessary and extremely burdensome economic hardship for the applicant.

If the requested variance is granted, it will not change the character of the neighborhood, which is primarily commercial at this time.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

Details of proposed sign are contained on the
attached proposed drawing. A sign of that size
is needed for proper identification by the public.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
Trees, landscaping, and other natural screening will be
utilized within the discretion of the Planning Board so as
to create optimum aesthetic results. In addition, the exteri
facing of the structure will consist of natural fieldstone
so as to blend with the surrounding architecture of the
neighborhood.

IX. Attachments required:

- X Copy of letter of referral from Bldg./Zoning Inspector.
X Copy of tax map showing adjacent properties.
N/A Copy of contract of sale, lease or franchise agreement.
X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
X Copy(ies) of sign(s) with dimensions.
X Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
X Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date April , 1989

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

(Applicant)
John Pizzo

Sworn to before me this

____ day of April , 1989.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

INTER-OFFICE CORRESPONDENCE

TO: TOWN BOARD MEMBERS
FROM: ZONING BOARD OF APPEALS
SUBJECT: PIZZO PROPERTY - ROUTE 207
DATE: SEPTEMBER 12, 1989

Mr. John Pizzo informed the ZBA members at the meeting of 9/11/89 that he previously discussed the possibility of rezoning his parcel located on Route 207 (triangular shaped parcel across from furniture store) from R-4 to commercial.

Would you kindly forward your comments to the ZBA regarding this discussion.

James Nugent, Chairman

/pab



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

13

September 28, 1989

Bloom & Bloom, P.C.
530 Blooming Grove Turnpike
P.O. Box 4323
New Windsor, NY 12550

Re: Tax Map Parcel # 4-1-11.1 Variance List - 500 ft.
John Pizzo

Dear Sirs:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Leslie Cook/cp

LESLIE COOK
Sole Assessor

LC/cp
Encl. 1

Kirchner, Karl F.
614 Little Britain Road ✓
New Windsor, NY 12550

J & H Smith Light Corp. ✓
P.O. Box 1449
Newburgh, NY 12550

City of Newburgh
Newburgh Water Supply
c/o City Comptroller
City Hall
Newburgh, NY 12550

Sloan, Warren Jr.
P.O. Box 4545
New Windsor, NY 12550

Duggan & Crotty Temple Hill Co.
343-345 Temple Hill Rd. ✓
New Windsor, NY 12550

Freedom Road Realty Associates
335 Temple Hill Rd.
New Windsor, NY 12550 ✓

Helmer, William F. ✓
Grey Beech Lane
Pomona, NY 10970

Rossi, Olympia ✓
52 Balmville Rd.
Newburgh, NY 12550

Angeloni, Americo & Rose
326 Temple Hill Rd.
New Windsor, NY 12550

Lewin, Joseph
12 Catalpa Road X
Newburgh, NY 12550

LaRocca, Robert & Alisa
489 Little Britain Road
New Windsor, NY 12550

Ronsini Jr., Nicholas A. & Juanita
322 A Temple Hill Road
New Windsor, NY 12550 ✓

Ronsini Sr., Nicholas A. & Rose
322 Temple Hill Road
New Windsor, NY 12550 ✓

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

89-48

Date: 9/29/89

I. Applicant Information:

- (a) John Pizzo, 31 Dogwood Hills Rd., Newburgh, N.Y. 12550 (561-2919)
(Name, address and phone of Applicant) (Owner)
- (b) N/A
(Name, address and phone of purchaser or lessee) P.O.Box 4323
- (c) BLOOM & BLOOM, P.C. (Daniel J. Bloom, Esq., of counsel), New Windsor
(Name, address and phone of attorney) (914) 561-6920 NY 12550
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☒ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) R-4 S.E. by Old Rt.207 (Old Little 4-1-11.1 .801
(Zone) (Address) Britain Rd. S.W. Temple Hill Rd. (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 11/12/86
- (e) Has property been subdivided previously? NO When? N/A
- (f) Has property been subject of variance or special permit previously? NO When? N/A
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-8, Table of Use/Bulk Regs., Col. A, to allow:
(Describe proposal) To allow construction of a commercial office building with a floor area of 10,704 square feet (2 stories), 43 parking spaces in residential zone.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
Applicant originally purchased the property pursuant to Contract of Sale dated September, 1986. The Contract of Sale was subject to purchaser securing approval from the Zoning Board of Appeals for commercial use. However, through an oversight on the part of the purchaser, and an unjustified sense of confidence of securing the application, (see page "2.a." herein,

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of USE/BULK Regs., Col. "L".

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* 20 %	79 %	59 %
Floor Area Ratio**		
Sign Variance		as per plan

* Residential Districts only (Parking space variance 13 ft.)
 ** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.
The parcel is inadequate in size to accommodate commercial construction, although poorly located to permit residential construction.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-12, Table of USE/BULK Regs., Col. "N".

	Requirements	Proposed or Available	Variance Request
Sign 1	10 sq. ft.	34 sq. ft.	21 sq. ft.
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	10 sq.ft.	34 sq.ft.	21 sq.ft.

IV. Use Variance:

- (b) Continued: purchaser acceded to the pressures of the seller and closed title before a variance was obtained. The premises in question are entirely surrounded by New York State highways which render the site entirely unsuitable for residential use. In fact, the original owner of the property, Mary Meroshnekoff, from whom the applicant purchased the property on November 12, 1986, had attempted without success to sell the property for residential purposes for a period of time in excess of two years prior to the sale to the applicant. If the applicant is denied the variance, he will be effectively precluded from utilizing the property in question for any use other than the construction of a sign or a monument, which would cause unnecessary and extremely burdensome economic hardship for him.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

See detail set forth on attached "site plan."
Oversize sign is necessary to adequately
identify the commercial nature and
location of the building.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

42 square feet.

VII. Interpretation:

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Trees, shrubs, and elaborate landscaping will be planted
and/or installed throughout the premises so as to create
the highest aesthetic effect without interfering with site
line distances as per plans submitted herewith.

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
X Copy of tax map showing adjacent properties.
 Copy of contract of sale, lease or franchise agreement.
X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
X Copy(ies) of sign(s) with dimensions.
X Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
X Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date September 29, 1989

STATE OF NEW YORK)
COUNTY OF ORANGE.) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

(Applicant) John Pizzo

Sworn to before me this

29th day of September, 1989.

CAROL A. LYNN
NOTARY PUBLIC, State of New York
Residing in Orange County
4527111

XI. ZBA Action:

Commission Expires

(a) Public Hearing date _____

(b) Variance is

Special Permit is

(c) Conditions and safeguards:

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



JAMES T. RAPOLI CONSULTING
Traffic & Transportation Engineering

☐ 7 Roan Lane
Newburgh, New York 12550
Telephone 914-564-4954

☐ 777 South Road
Poughkeepsie, New York 12601
Telephone 914-298-7305

FAX 914-298-1929

October 23, 1989

Mr. Daniel J. Bloom
Bloom and Bloom, P.C.
530 Blooming Grove Turnpike
P.O. Box 4323
New Windsor, NY 12550

RE: Pizzo Traffic Impact
NY-207 and NY-300/Temple Hill Road

Dear Dan:

Based on our discussions and those with John Pizzo and Paul Cuomo, it has been indicated that the gross leasable floor area for the most recent submission of the above Proposal is not greater than 8,800 square feet, the amount analyzed for the previous submission. If this is correct and the recommendations of our 10/10/89 letter to Paul Cuomo regarding ingress and egress have been incorporated in the site plan, the conclusions and recommendations contained in our initial study are still valid.

If you have any questions and/or comments, please do not hesitate to call.

Sincerely,

JAMES T. RAPOLI CONSULTING

James T. Rapoli, P.E.
Principal

JTR/jmr



JAMES T. RAPOLI CONSULTING
Traffic • Transportation Engineer
7 Roan Lane • Newburgh, NY 12550
(914) 564-4954

July 5, 1988

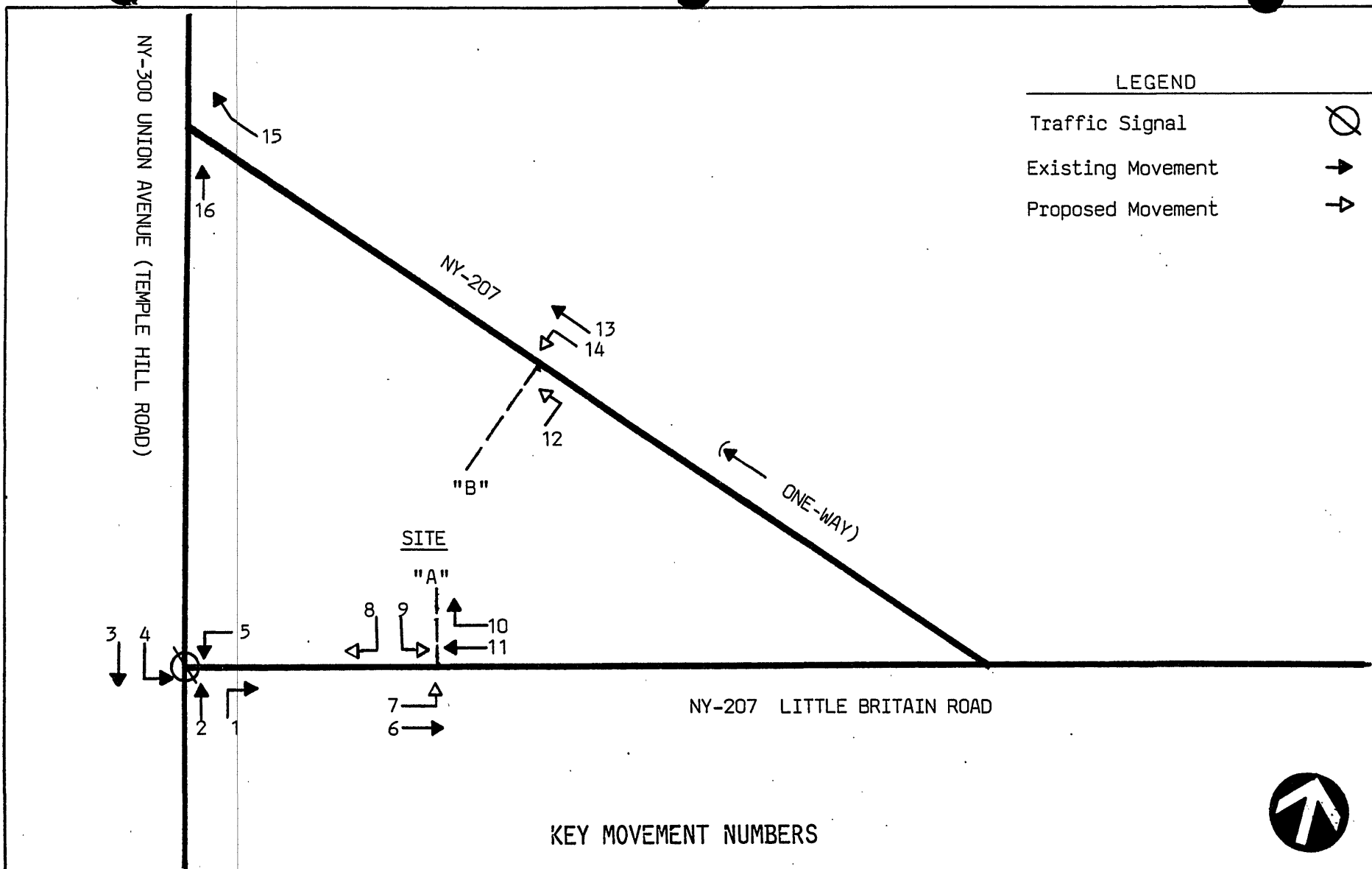
Mr. John Pizzo
C/O Shop & Save
Zayre's Plaza
Route 17K
Newburgh, NY 12550

Dear John:

Pursuant to your request, we have prepared an evaluation of the traffic impact associated with the Office Building proposed at the intersection of NY Routes 207 and 300 in the Town of New Windsor, NY. The project consists of a proposed two-story office building consisting of some 8,800 square feet of total floor area, as indicated on the Site Plan, drawing number 86-615, dated 12/15/86, prepared by Patrick T. Kennedy, L.L.S. Construction is anticipated to be complete and the building occupied by 1990, the project design year.

The project will be provided access via two driveway connections to Little Britain Road (NY-207), see Figure No. 1. Consequently, this study analyzes the impacts associated with this project at the following locations:

- NY-207 and NY-300 (signalized "T")
- NY-207 and NY-300 (unsignalized merge)
- NY-207 and Driveway "A"
- NY-207 and Driveway "B"



JAMES T. RAPOLI CONSULTING
TRAFFIC & TRANSPORTATION ENGINEERING
SEVEN ROAN LANE
NEWBURGH, NEW YORK 12550

PROPOSED OFFICE BUILDING
NEW YORK ROUTES 207 & 300
NEW WINDSOR, NEW YORK

FIGURE NO. : 1
SCALE : N.T.S.
DATE : JULY, 1988
JOB NO. : 8810

The study methodology incorporates research, data collection, and field data sampling to address the following topics:

- Existing Traffic Volumes
- External Traffic Volumes
- Site Generated Traffic
- Trip Assignment
- Combined Traffic Volumes
- Intersectional Capacity Analyses
- Conclusions

Existing Traffic Volumes

Existing traffic volumes for the 1988 Peak AM and PM Hours are based upon traffic count data from the New York State Department of Transportation (NYSDOT), and detailed traffic turning movement counts and various field surveys conducted by representatives of James T. Rapoli Consulting on Tuesday and Wednesday, June 7th and 8th, 1988. Although our traffic counts were slightly higher than the design hour volume from the NYSDOT and the daily traffic volumes for the month of June are 12% higher than the average annual daily traffic volumes, the higher volumes were utilized to be conservative. The turning movements key to the capacity analyses are illustrated graphically on Figure No. 1, entitled "Key Movement Numbers", and the 1988 existing peak AM and PM hour traffic volumes are recorded on Table Nos. 1 & 2, Column 2.

TABLE NO. 1
PEAK AM HIGHWAY HOUR TRAFFIC VOLUMES
PROPOSED OFFICE
TOWN OF NEW WINDSOR, NEW YORK

Mvt.* No.	1988 Existing	1990 External	Site Generated	1990 Combined
1	70	74	9	83
2	542	575	0	575
3	611	648	0	648
4	150	159	10	169
5	83	88	1	89
6	220	233	0	233
7	0	0	19	19
8	0	0	1	1
9	0	0	1	1
10	0	0	1	1
11	83	88	0	88
12	0	0	1	1
13	99	105	0	105
14	0	0	2	2
15	99	105	1	106
16	542	575	0	575

* The movement numbers correspond to the actual turning directions at the study locations. The movements corresponding to these numbers are identified on Figure No. 1, entitled "Key Movement Numbers".

TABLE NO. 2
 PEAK PM HIGHWAY HOUR TRAFFIC VOLUMES
 PROPOSED OFFICE
 TOWN OF NEW WINDSOR, NEW YORK

Mvt.* No.	1988 Existing	1990 External	Site Generated	1990 Combined
1	128	136	2	138
2	905	959	0	959
3	709	752	0	752
4	129	137	2	139
5	119	126	9	135
6	257	272	0	272
7	0	0	4	4
8	0	0	9	9
9	0	0	3	3
10	0	0	0	0
11	119	126	0	126
12	0	0	10	10
13	156	165	0	165
14	0	0	0	0
15	156	165	10	175
16	905	959	0	959

* The movement numbers correspond to the actual turning directions at the study locations. The movements corresponding to these numbers are identified on Figure No. 1, entitled "Key Movement Numbers".

1990 External Traffic Volumes (ETV) Table Nos. 1 & 2, Column 3

The 1990 External Traffic Volumes are the 1988 Existing Traffic Volumes projected to 1990, the project design year, by an appropriate growth factor. Discussions with the NYSDOT and the Orange County Department of Planning indicated that a conservative annual growth rate would be 2% for the area under study. However, to account for other minor projects in the area, a 3% annual growth factor was used. Consequently, the 1988 Existing Traffic Volumes were multiplied by a factor of 1.06 to yield the 1990 External Traffic Volumes.

The External Traffic Volumes do not contain traffic anticipated with the project and represent the traffic volumes for the without-development condition. The actual volumes can be viewed on Table Nos. 1 & 2.

Site Generated Traffic Table Nos. 1 & 2, Column 4

The ability of any roadway to serve anticipated traffic volumes is determined by comparing the anticipated volumes to the roadway capacity. To perform this comparison, it is essential to combine the site generated traffic volumes with the external highway traffic for the peak hours of operation.

The amount of traffic anticipated with the project is attained by applying hourly trip generation rates to the proposed square footage of the project. The hourly trip generation rates (HTGR) shown in Table No. 3 are based on the data published by the Institute of Transportation Engineers; specifically, the informational report entitled, "Trip Generation", 4th Edition.

TABLE NO. 3
SITE GENERATED TRAFFIC VOLUMES

Use/Size	Peak AM Hour				Peak PM Hour			
	Entering HTGR*	Vol.	Exiting HTGR	Vol.	Entering HTGR	Vol.	Exiting HTGR	Vol.
Office 8,800 s.f.	2.50	22	0.34	3	0.45	4	2.50	22

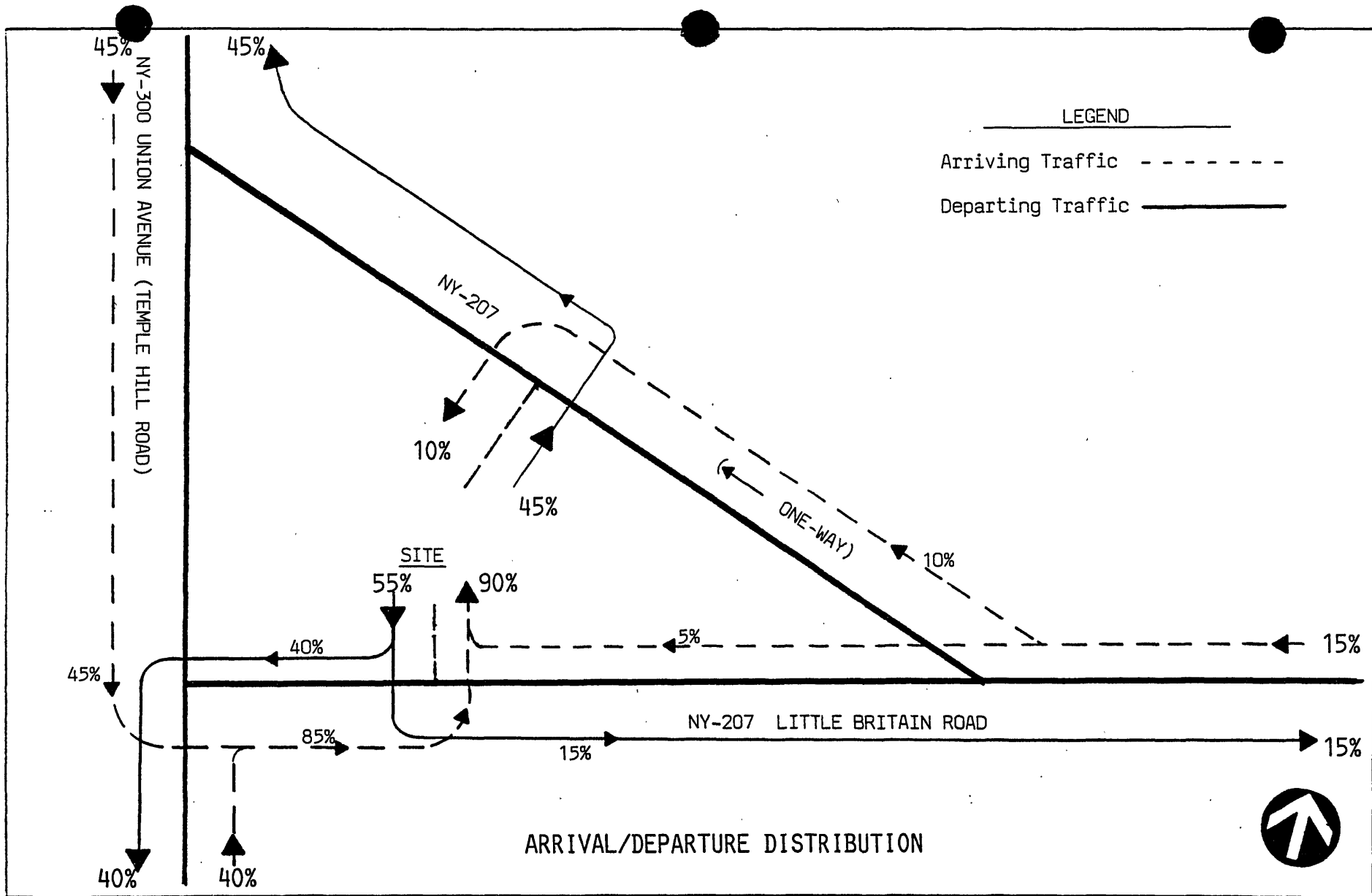
* Hourly Trip Generation Rate, trips per 1000 square feet of gross floor area.

Trip Assignment

The travel patterns of the future occupants of the project were based on an analysis of the area population centers, land uses, and existing traffic trends. Utilizing these data, the site generated traffic volumes were assigned to the roadway. Figure No. 2, entitled "Arrival/Departure Distribution" indicates the patterns graphically.

Combined Traffic Volumes (CTV) Table Nos. 1 & 2, Column 5

The site generated traffic on each roadway segment was added to the external traffic volumes, resulting in the combined traffic volumes. These volumes were utilized to perform the intersectional capacity analyses for the proposed or with-development condition. The actual volumes can be viewed on Table Nos. 1 & 2.



JAMES T. RAPOLI CONSULTING
TRAFFIC & TRANSPORTATION ENGINEERING
SEVEN ROAN LANE
NEWBURGH, NEW YORK 12550

PROPOSED OFFICE BUILDING
NEW YORK ROUTES 207 & 300
NEW WINDSOR, NEW YORK

FIGURE NO. : 2
SCALE : N.T.S.
DATE : JULY, 1988
JOB NO. : 8810

Capacity Analyses

In order to determine what improvements, if any, will be needed to serve future traffic volumes, it was necessary to perform capacity analyses. The following is a description of the analyses:

Capacity analyses are a method by which traffic volumes are compared to intersection capacities to simulate traffic conditions. The capacity analyses were performed in accordance with the procedures described in the 1985 Highway Capacity Manual, Special Report No. 209, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is "Level of Service", with Level of Service "A" representing the best conditions and "F" the worst. A Level of Service "C" is generally used as the design standard, with Level of Service "D" acceptable during peak periods.

Utilizing these criteria, capacity analyses, attached, were performed at the key locations in the vicinity of the site. The Combined Traffic Volumes for the AM and PM peak hours were compared to the capacities for the existing roadway geometries. The Capacity Analyses results are illustrated in Table No. 4.

TABLE NO. 4
LEVEL OF SERVICE SUMMARY
1990 COMBINED TRAFFIC VOLUMES

Analysis Form No.	Location	Hour	1990 Level of Service	
			w/o Dev.	w/Dev.
CA-1 & 2	NY-207 and NY-300 (signalized)	AM	C	C
CA-3 & 4	NY-207 and NY-300 (signalized)	PM	D	D
CA-5 & 6	NY-207 and NY-300 (unsignalized)	AM	A	A
CA-7 & 8	NY-207 and NY-300 (unsignalized)	PM	D	D
CA-9	NY-207 and Driveway "A"	AM	N/A	A
CA-10	NY-207 and Driveway "A"	PM	N/A	A
CA-11	NY-207 and Driveway "B"	AM	N/A	A
CA-12	NY-207 and Driveway "B"	PM	N/A	A

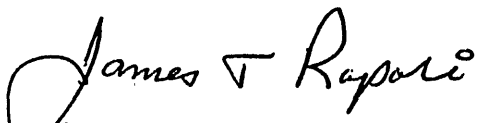
Conclusions

The key locations for assessing the project's impact are its connections to NY-207 and the intersection of NY-207 and NY-300, where mainline volumes are of a substantial magnitude. The capacity analyses indicate that the additional traffic volumes associated with the project will not deteriorate the level of service experienced in the without-development condition.

Consequently, based on the capacity analyses results, it is the considered professional opinion of James T. Rapoli Consulting that the existing levels of service of the adjacent roadways will not be adversely impacted by the project; essentially, they will remain the same.

Respectfully submitted, .

JAMES T. RAPOLI CONSULTING


James T. Rapoli, P.E.

JTR/jmr
Atts.

CAPACITY ANALYSES

**LIST OF CAPACITY ANALYSES
1990 COMBINED TRAFFIC VOLUMES**

<u>Analysis Form No.</u>	<u>Location</u>	<u>Hour</u>
CA-1 & 2	NY-207 and NY-300 (signalized)	AM
CA-3 & 4	NY-207 and NY-300 (signalized)	PM
CA-5 & 6	NY-207 and NY-300 (unsignalized)	AM
CA-7 & 8	NY-207 and NY-300 (unsignalized)	PM
CA-9	NY-207 and Driveway "A"	AM
CA-10	NY-207 and Driveway "A"	PM
CA-11	NY-207 and Driveway "B"	AM
CA-12	NY-207 and Driveway "B"	PM

1985 HCM: SIGNALIZED INTERSECTIONS
SUMMARY REPORT

CA-1

INTERSECTION..NY 207/NY 300/NY 207

AREA TYPE.....CBD

ANALYST.....JTR

DATE.....6/27/88

TIME.....AM HOUR (7:00-8:00)

COMMENT.....1990 EXTERNAL TRAFFIC VOLUMES (ETV)

VOLUMES					:	GEOMETRY					
	EB	WB	NB	SB	:	EB		WB	NB	SB	
LT	159	0	0	88	:	L	12.0	T	12.0	L	12.0
TH	648	575	0	0	:	T	12.0	R	12.0		12.0
RT	0	74	0	0	:		12.0		12.0		12.0
RR	0	60	0	0	:		12.0		12.0		12.0
					:		12.0		12.0		12.0
					:		12.0		12.0		12.0

	ADJUSTMENT FACTORS										
	GRADE	HV	ADJ	PKG	BUSES	PHF	PEDS	PED.	BUT.	ARR.	TYPE
	(%)	(%)	Y/N	Nm	Nb			Y/N	min T		
EB	0.00	2.00	N	0	0	0.90	0	N	8.3		3
WB	0.00	2.00	N	0	0	0.90	0	N	8.3		3
NB	0.00	2.00	N	0	0	0.90	0	N	19.8		3
SB	0.00	2.00	N	0	0	0.90	0	N	19.8		3

SIGNAL SETTINGS								CYCLE LENGTH = 90.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4		
B LT	X				NB LT						
TH	X	X			TH						
RT					RT						
PD					PD						
WB LT					SB LT	X					
TH		X			TH						
RT		X			RT						
PD					PD						
GREEN	20.0	40.0	0.0	0.0	GREEN	21.0	0.0	0.0	0.0		
YELLOW	3.0	3.0	0.0	0.0	YELLOW	3.0	0.0	0.0	0.0		

LEVEL OF SERVICE							
	LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB	L	0.522	0.222	24.6	C	9.3	B
	T	0.641	0.700	5.5	B		
WB	T	0.896	0.444	23.4	C	22.9	C
	R	0.016	0.678	3.1	A		
SB	L	0.275	0.233	21.6	C	21.6	C

INTERSECTION: Delay = 15.4 (sec/veh) V/C = 0.643 LOS = C

CA-1

Page-1

1985 HCM: SIGNALIZED INTERSECTIONS

IDENTIFYING INFORMATION

=====

NAME OF THE EAST/WEST STREET.....NY 207/NY 300

NAME OF THE NORTH/SOUTH STREET.....NY 207

AREA TYPE.....CBD

NAME OF THE ANALYST.....JTR

DATE OF THE ANALYSIS.....6/27/88

TIME PERIOD ANALYZED.....AM HOUR (7:00-8:00)

OTHER INFORMATION:

1990 EXTERNAL TRAFFIC VOLUMES (ETV)

TRAFFIC VOLUMES

=====

	EB	WB	NB	SB
	----	----	----	----
LEFT	159	0	0	88
THRU	648	575	0	0
RIGHT	0	74	0	0
RTOR	0	60	0	0

(RTOR volume must be less than or equal to RIGHT turn volumes.)

INTERSECTION GEOMETRY

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS:

EASTBOUND = 2 WESTBOUND = 2 NORTHBOUND = 0 SOUTHBOUND = 1

LANE	EB		WB		NB		SB	
	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH
1	L	12.0	T	12.0		12.0	L	12.0
2	T	12.0	R	12.0		12.0		12.0
3								
4								
5								
6								

L - EXCLUSIVE LEFT LANE
 LT - LEFT/THROUGH LANE
 LR - LEFT/RIGHT ONLY LANE
 LTR - LEFT/THROUGH/RIGHT LANE

T - EXCLUSIVE THROUGH LANE
 TR - THROUGH/RIGHT LANE
 R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

	GRADE (%)	HEAVY VEH. (%)	ADJACENT PKG Y/N	BUSES (Nm)	BUSES (Nb)	PHF
EASTBOUND	0.00	2.00	N	0	0	0.90
WESTBOUND	0.00	2.00	N	0	0	0.90
NORTHBOUND	0.00	2.00	N	0	0	0.90
SOUTHBOUND	0.00	2.00	N	0	0	0.90

Nm = number of parking maneuvers/hr; Nb = number of buses stopping/hr

	CONFLICTING PEDS (peds/hour)	PEDESTRIAN (Y/N)	BUTTON (min T)	ARRIVAL TYPE
EASTBOUND	0	N	8.3	3
WESTBOUND	0	N	8.3	3
NORTHBOUND	0	N	19.8	3
SOUTHBOUND	0	N	19.8	3

min T = minimum green time for pedestrians

SIGNAL SETTINGS - OPERATIONAL ANALYSIS

ACTUATED LOST TIME/PHASE = 3.0 CYCLE LENGTH = 90.0

EAST/WEST PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
EASTBOUND				
LEFT	X			
THRU	X	X		
RIGHT				
PEDS				
WESTBOUND				
LEFT				
THRU		X		
RIGHT		X		
PEDS				
NORTHBOUND RT				
SOUTHBOUND RT				
GREEN	20.0	40.0	0.0	0.0
YELLOW + ALL RED	3.0	3.0	0.0	0.0

NORTH/SOUTH PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
NORTHBOUND				
LEFT				
THRU				
RIGHT				
PEDS				
SOUTHBOUND				
LEFT	X			
THRU				
RIGHT				
PEDS				
EASTBOUND RT				
WESTBOUND RT	X			
GREEN	21.0	0.0	0.0	0.0
YELLOW + ALL RED	3.0	0.0	0.0	0.0

VOLUME ADJUSTMENT WORKSHEET

CA-1
Page-4

	MVT. VOL.	PHF	ADJ. VOL.	LANE GRP.	LANE GRP. VOL.	NO. LN	LANE UTIL. FACT.	GROWTH FACT.	ADJ. GRP. VOL.	PROP LT	PROP RT
EB											
LT	159	0.90	177	L	177	1	1.000	1.000	177	1.00	0.00
TH	648	0.90	720	T	720	1	1.000	1.000	720	0.00	0.00
RT	0	0.90	0								
WB											
LT	0	0.90	0								
TH	575	0.90	639	T	639	1	1.000	1.000	639	0.00	0.00
RT	74	0.90	15	R	15	1	1.000	1.000	15	0.00	1.00
NB											
LT	0	0.90	0								
TH	0	0.90	0								
RT	0	0.90	0								
SB											
LT	88	0.90	98	L	98	1	1.000	1.000	98	1.00	0.00
TH	0	0.90	0								
RT	0	0.90	0								

* Denotes a Defacto Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

CA-1
Page-5

		IDEAL SAT. FLOW	NO. LNS	f W	f HV	f G	f p	f BB	f A	f RT	f LT	ADJ. SAT. FLOW
EB												
	L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524
	T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
WB												
	T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
	R	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	0.850	1.000	1363
NB												
SB												
	L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524

CAPACITY ANALYSIS WORKSHEET

CA-1
Page-6

	ADJ. FLOW RATE (v)	ADJ. SAT. FLOW RATE (s)	FLOW RATIO (v/s)	GREEN RATIO (g/C)	LANE GROUP CAPACITY (c)	v/c RATIO
EB						
L	177	1524	0.116	0.222	339	0.522 *
T	720	1604	0.449	0.700	1123	0.641
WB						
T	639	1604	0.398	0.444	713	0.896 *
R	15	1363	0.011	0.678	924	0.016
NB						
SB						
L	98	1524	0.064	0.233	356	0.275 *

Cycle Length, C = 90.0 sec.

Sum (v/s) critical = 0.578

Lost Time Per Cycle, L = 9.0 sec.

X critical = 0.643

LEVEL-OF-SERVICE WORKSHEET

	v/c RATIO	g/C RATIO	CYCLE LEN.	DELAY d 1	LANE GROUP CAP.	DELAY d 2	PROG. FACT.	LANE GRP. DELAY	LANE GRP. LOS	DELAY BY APP.	LOS BY APP.
EB											
L	0.522	0.222	90.0	23.4	339	1.2	1.00	24.6	C	9.3	B
T	0.641	0.700	90.0	5.6	1123	0.9	0.85	5.5	B		
WB											
T	0.896	0.444	90.0	17.5	713	10.0	0.85	23.4	C	22.9	C
R	0.016	0.678	90.0	3.6	924	0.0	0.85	3.1	A		
NB											
SB											
L	0.275	0.233	90.0	21.5	356	0.1	1.00	21.6	C	21.6	C

Intersection Delay = 15.4 (sec/veh) Intersection LOS = C

1985 HCM: SIGNALIZED INTERSECTIONS
SUMMARY REPORT

CA-2

INTERSECTION..NY 207/NY 300/NY 207

AREA TYPE.....CBD

ANALYST.....JTR

DATE.....6/27/88

TIME.....AM HOUR (7:00-8:00)

COMMENT.....1990 COMBINED TRAFFIC VOLUMES (CTV)

VOLUMES					:	GEOMETRY				
	EB	WB	NB	SB	:	EB		WB	NB	SB
LT	169	0	0	89	: L	12.0	T	12.0	12.0	L 12.0
TH	648	575	0	0	: T	12.0	R	12.0	12.0	12.0
RT	0	83	0	0	:	12.0		12.0	12.0	12.0
RR	0	60	0	0	:	12.0		12.0	12.0	12.0
					:	12.0		12.0	12.0	12.0
					:	12.0		12.0	12.0	12.0

ADJUSTMENT FACTORS											
	GRADE	HV	ADJ	PKG	BUSES	PHF	PEDS	PED.	BUT.	ARR.	TYPE
	(%)	(%)	Y/N	Nm	Nb			Y/N	min T		
EB	0.00	2.00	N	0	0	0.90	0	N	8.3		3
WB	0.00	2.00	N	0	0	0.90	0	N	8.3		3
NB	0.00	2.00	N	0	0	0.90	0	N	19.8		3
SB	0.00	2.00	N	0	0	0.90	0	N	19.8		3

SIGNAL SETTINGS								CYCLE LENGTH = 90.0			
	PH-1	PH-2	PH-3	PH-4		PH-1		PH-1	PH-2	PH-3	PH-4
EB LT	X				NB LT						
TH	X	X			TH						
RT					RT						
PD					PD						
WB LT					SB LT	X					
TH		X			TH						
RT		X			RT						
PD					PD						
GREEN	20.0	40.0	0.0	0.0	GREEN	21.0		0.0	0.0	0.0	0.0
YELLOW	3.0	3.0	0.0	0.0	YELLOW	3.0		0.0	0.0	0.0	0.0

LEVEL OF SERVICE								
	LANE	GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB	L		0.555	0.222	25.1	D	9.6	B
	T		0.641	0.700	5.5	B		
WB	T		0.896	0.444	23.4	C	22.6	C
	R		0.027	0.678	3.1	A		
SB	L		0.278	0.233	21.6	C	21.6	C

INTERSECTION: Delay = 15.5 (sec/veh) V/C = 0.652 LOS = C

1985 HCM: SIGNALIZED INTERSECTIONS

IDENTIFYING INFORMATION

=====

NAME OF THE EAST/WEST STREET.....NY 207/NY 300

NAME OF THE NORTH/SOUTH STREET.....NY 207

AREA TYPE.....CBD

NAME OF THE ANALYST.....JTR

DATE OF THE ANALYSIS.....6/27/88

TIME PERIOD ANALYZED.....AM HOUR (7:00-8:00)

OTHER INFORMATION:

1990 COMBINED TRAFFIC VOLUMES (CTV)

TRAFFIC VOLUMES

=====

	EB	WB	NB	SB
	----	----	----	----
LEFT	169	0	0	89
THRU	648	575	0	0
RIGHT	0	83	0	0
RTOR	0	60	0	0

(RTOR volume must be less than or equal to RIGHT turn volumes.)

INTERSECTION GEOMETRY

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS:

EASTBOUND = 2 WESTBOUND = 2 NORTHBOUND = 0 SOUTHBOUND = 1

LANE	EB		WB		NB		SB	
	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH
1	L	12.0	T	12.0		12.0	L	12.0
2	T	12.0	R	12.0		12.0		12.0
3								
4								
5								
6								

L - EXCLUSIVE LEFT LANE
 LT - LEFT/THROUGH LANE
 LR - LEFT/RIGHT ONLY LANE
 LTR - LEFT/THROUGH/RIGHT LANE

T - EXCLUSIVE THROUGH LANE
 TR - THROUGH/RIGHT LANE
 R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

	GRADE (%)	HEAVY VEH. (%)	ADJACENT PKG Y/N	BUSES (Nm)	BUSES (Nb)	PHF
EASTBOUND	0.00	2.00	N	0	0	0.90
WESTBOUND	0.00	2.00	N	0	0	0.90
NORTHBOUND	0.00	2.00	N	0	0	0.90
SOUTHBOUND	0.00	2.00	N	0	0	0.90

Nm = number of parking maneuvers/hr; Nb = number of buses stopping/hr

	CONFLICTING PEDS (peds/hour)	PEDESTRIAN (Y/N)	BUTTON (min T)	ARRIVAL TYPE
EASTBOUND	0	N	8.3	3
WESTBOUND	0	N	8.3	3
NORTHBOUND	0	N	19.8	3
SOUTHBOUND	0	N	19.8	3

min T = minimum green time for pedestrians

SIGNAL SETTINGS - OPERATIONAL ANALYSIS

ACTUATED LOST TIME/PHASE = 3.0 CYCLE LENGTH = 90.0

EAST/WEST PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
EASTBOUND				
LEFT	X			
THRU	X	X		
RIGHT				
PEDS				
WESTBOUND				
LEFT				
THRU		X		
RIGHT		X		
PEDS				
NORTHBOUND RT				
SOUTHBOUND RT				
GREEN	20.0	40.0	0.0	0.0
YELLOW + ALL RED	3.0	3.0	0.0	0.0

NORTH/SOUTH PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
NORTHBOUND				
LEFT				
THRU				
RIGHT				
PEDS				
SOUTHBOUND				
LEFT	X			
THRU				
RIGHT				
PEDS				
EASTBOUND RT				
WESTBOUND RT	X			
GREEN	21.0	0.0	0.0	0.0
YELLOW + ALL RED	3.0	0.0	0.0	0.0

VOLUME ADJUSTMENT WORKSHEET

	MVT. VOL.	PHF	ADJ. VOL.	LANE GRP.	LANE GRP. VOL.	NO. LN	LANE UTIL. FACT.	GROWTH FACT.	ADJ. GRP. VOL.	PROP LT	PROP RT
EB											
LT	169	0.90	188	L	188	1	1.000	1.000	188	1.00	0.00
TH	648	0.90	720	T	720	1	1.000	1.000	720	0.00	0.00
RT	0	0.90	0								
WB											
LT	0	0.90	0								
TH	575	0.90	639	T	639	1	1.000	1.000	639	0.00	0.00
RT	83	0.90	25	R	25	1	1.000	1.000	25	0.00	1.00
NB											
LT	0	0.90	0								
TH	0	0.90	0								
RT	0	0.90	0								
SB											
LT	89	0.90	99	L	99	1	1.000	1.000	99	1.00	0.00
TH	0	0.90	0								
RT	0	0.90	0								

* Denotes a Defacto Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

	IDEAL SAT. FLOW	NO. LNS	f W	f HV	f G	f p	f BB	f A	f RT	f LT	ADJ. SAT. FLOW
EB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
WB											
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
R	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	0.850	1.000	1363
NB											
SB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524

CAPACITY ANALYSIS WORKSHEET

CA-2
Page-6

	ADJ. FLOW RATE (v)	ADJ. SAT. FLOW RATE (s)	FLOW RATIO (v/s)	GREEN RATIO (g/C)	LANE GROUP CAPACITY (c)	v/c RATIO
EB						
L	188	1524	0.123	0.222	339	0.555 *
T	720	1604	0.449	0.700	1123	0.641
WB						
T	639	1604	0.398	0.444	713	0.896 *
R	25	1363	0.019	0.678	924	0.027
NB						
SB						
L	99	1524	0.065	0.233	356	0.278 *

Cycle Length, C = 90.0 sec.

Lost Time Per Cycle, L = 9.0 sec.

Sum (v/s) critical = 0.587

X critical = 0.652

LEVEL-OF-SERVICE WORKSHEET

CA-2
Page-7

	v/c	g/C	CYCLE	DELAY	LANE	DELAY	PROG.	LANE	LANE	DELAY	LOS
	RATIO	RATIO	LEN.	d	GROUP	d	FACT.	GRP.	GRP.	BY	BY
				1	CAP.	2		DELAY	LOS	APP.	APP.
EB											
L	0.555	0.222	90.0	23.6	339	1.5	1.00	25.1	D	9.6	B
T	0.641	0.700	90.0	5.6	1123	0.9	0.85	5.5	B		
WB											
T	0.896	0.444	90.0	17.5	713	10.0	0.85	23.4	C	22.6	C
R	0.027	0.678	90.0	3.6	924	0.0	0.85	3.1	A		
NB											
SB											
L	0.278	0.233	90.0	21.5	356	0.1	1.00	21.6	C	21.6	C

Intersection Delay = 15.5 (sec/veh) Intersection LOS = C

1985 HCM: SIGNALIZED INTERSECTIONS
SUMMARY REPORT

CA-3

INTERSECTION..NY 207/NY 300/NY 207
AREA TYPE.....CBD
ANALYST.....JTR
DATE.....6/27/88
TIME.....PM HOUR (4:30-5:30)
COMMENT.....1990 EXTERNAL TRAFFIC VOLUMES (ETV)

VOLUMES					:	GEOMETRY					
	EB	WB	NB	SB	:	EB		WB	NB	SB	
LT	137	0	0	126	:	L	12.0	T	12.0	L	12.0
TH	752	959	0	0	:	T	12.0	R	12.0		12.0
RT	0	136	0	0	:		12.0		12.0		12.0
RR	0	60	0	0	:		12.0		12.0		12.0
					:		12.0		12.0		12.0
					:		12.0		12.0		12.0

	ADJUSTMENT FACTORS									
	GRADE	HV	ADJ	PKG	BUSES	PHF	PEDS	PED.	BUT.	ARR. TYPE
	(%)	(%)	Y/N	Nm	Nb			Y/N	min T	
EB	0.00	2.00	N	0	0	0.90	0	N	8.3	3
WB	0.00	2.00	N	0	0	0.90	0	N	8.3	3
NB	0.00	2.00	N	0	0	0.90	0	N	19.8	3
SB	0.00	2.00	N	0	0	0.90	0	N	19.8	3

SIGNAL SETTINGS								CYCLE LENGTH = 99.0			
		PH-1	PH-2	PH-3	PH-4			PH-1	PH-2	PH-3	PH-4
EB	LT	X				NB	LT				
	TH	X	X				TH				
	RT						RT				
	PD						PD				
WB	LT					SB	LT	X			
	TH		X				TH				
	RT		X				RT				
	PD						PD				
GREEN		13.0	62.0	0.0	0.0	GREEN		15.0	0.0	0.0	0.0
YELLOW		3.0	3.0	0.0	0.0	YELLOW		3.0	0.0	0.0	0.0

LEVEL OF SERVICE								
	LANE	GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB	L		0.761	0.131	42.0	E	9.7	B
	T		0.661	0.788	3.8	A		
WB	T		1.061	0.626	47.1	E	43.8	E
	R		0.079	0.778	1.7	A		
SB	L		0.606	0.152	33.0	D	33.0	D

INTERSECTION: Delay = 28.3 (sec/veh) V/C = 0.942 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

IDENTIFYING INFORMATION

=====

NAME OF THE EAST/WEST STREET.....NY 207/NY 300

NAME OF THE NORTH/SOUTH STREET.....NY 207

AREA TYPE.....CBD

NAME OF THE ANALYST.....JTR

DATE OF THE ANALYSIS.....6/27/88

TIME PERIOD ANALYZED.....PM HOUR (4:30-5:30)

OTHER INFORMATION:

1990 EXTERNAL TRAFFIC VOLUMES (ETV)

TRAFFIC VOLUMES

=====

	EB	WB	NB	SB
	----	----	----	----
LEFT	137	0	0	126
THRU	752	959	0	0
RIGHT	0	136	0	0
RTOR	0	60	0	0

(RTOR volume must be less than or equal to RIGHT turn volumes.)

INTERSECTION GEOMETRY

CA-3
Page-2

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS:

EASTBOUND = 2 WESTBOUND = 2 NORTHBOUND = 0 SOUTHBOUND = 1

LANE	EB		WB		NB		SB	
	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH
1	L	12.0	T	12.0		12.0	L	12.0
2	T	12.0	R	12.0		12.0		12.0
3								
4								
5								
6								

L - EXCLUSIVE LEFT LANE
LT - LEFT/THROUGH LANE
LR - LEFT/RIGHT ONLY LANE
LTR - LEFT/THROUGH/RIGHT LANE

T - EXCLUSIVE THROUGH LANE
TR - THROUGH/RIGHT LANE
R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

	GRADE (%)	HEAVY VEH. (%)	ADJACENT PKG Y/N	BUSES (Nm)	BUSES (Nb)	PHF
EASTBOUND	0.00	2.00	N	0	0	0.90
WESTBOUND	0.00	2.00	N	0	0	0.90
NORTHBOUND	0.00	2.00	N	0	0	0.90
SOUTHBOUND	0.00	2.00	N	0	0	0.90

Nm = number of parking maneuvers/hr; Nb = number of buses stopping/hr

	CONFLICTING PEDS (peds/hour)	PEDESTRIAN BUTTON (Y/N)	PEDESTRIAN BUTTON (min T)	ARRIVAL TYPE
EASTBOUND	0	N	8.3	3
WESTBOUND	0	N	8.3	3
NORTHBOUND	0	N	19.8	3
SOUTHBOUND	0	N	19.8	3

min T = minimum green time for pedestrians

SIGNAL SETTINGS - OPERATIONAL ANALYSIS

ACTUATED LOST TIME/PHASE = 3.0 CYCLE LENGTH = 99.0

EAST/WEST PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
EASTBOUND				
LEFT	X			
THRU	X	X		
RIGHT				
PEDS				
WESTBOUND				
LEFT				
THRU		X		
RIGHT		X		
PEDS				
NORTHBOUND RT				
SOUTHBOUND RT				
GREEN	13.0	62.0	0.0	0.0
YELLOW + ALL RED	3.0	3.0	0.0	0.0

NORTH/SOUTH PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
NORTHBOUND				
LEFT				
THRU				
RIGHT				
PEDS				
SOUTHBOUND				
LEFT	X			
THRU				
RIGHT				
PEDS				
EASTBOUND RT				
WESTBOUND RT	X			
GREEN	15.0	0.0	0.0	0.0
YELLOW + ALL RED	3.0	0.0	0.0	0.0

VOLUME ADJUSTMENT WORKSHEET

CA-3
Page-4

	MVT. VOL.	PHF	ADJ. VOL.	LANE GRP.	LANE GRP. VOL.	NO. LN	LANE UTIL. FACT.	GROWTH FACT.	ADJ. GRP. VOL.	PROP LT	PROP RT
	-----	-----	-----	-----	-----	---	-----	-----	-----	-----	-----
EB											
LT	137	0.90	152	L	152	1	1.000	1.000	152	1.00	0.00
TH	752	0.90	836	T	836	1	1.000	1.000	836	0.00	0.00
RT	0	0.90	0								
WB											
LT	0	0.90	0								
TH	959	0.90	1066	T	1066	1	1.000	1.000	1066	0.00	0.00
RT	136	0.90	84	R	84	1	1.000	1.000	84	0.00	1.00
NB											
LT	0	0.90	0								
TH	0	0.90	0								
RT	0	0.90	0								
SB											
LT	126	0.90	140	L	140	1	1.000	1.000	140	1.00	0.00
TH	0	0.90	0								
RT	0	0.90	0								

* Denotes a Defacto Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

CA-3
Page-5

	IDEAL SAT. FLOW	NO. LNS	f W	f HV	f G	f p	f BB	f A	f RT	f LT	ADJ. SAT. FLOW
EB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
WB											
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
R	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	0.850	1.000	1363
NB											
SB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524

CAPACITY ANALYSIS WORKSHEET

CA-3
Page-6

	ADJ. FLOW RATE (v)	ADJ. SAT. FLOW RATE (s)	FLOW RATIO (v/s)	GREEN RATIO (g/C)	LANE GROUP CAPACITY (c)	v/c RATIO
EB						
L	152	1524	0.100	0.131	200	0.761 *
T	836	1604	0.521	0.788	1264	0.661
WB						
T	1066	1604	0.664	0.626	1004	1.061 *
R	84	1363	0.062	0.778	1060	0.079
NB						
SB						
L	140	1524	0.092	0.152	231	0.606 *

Cycle Length, C = 99.0 sec.

Lost Time Per Cycle, L = 9.0 sec.

Sum (v/s) critical = 0.856

X critical = 0.942

LEVEL-OF-SERVICE WORKSHEET

CA-3
Page-7

	v/c	g/C	CYCLE	DELAY	LANE	DELAY		LANE	LANE	DELAY	LOS
	RATIO	RATIO	LEN.	d	GROUP	d	PROG.	GRP.	GRP.	BY	BY
				1	CAP.	2	FACT.	DELAY	LOS	APP.	APP.
EB											
L	0.761	0.131	99.0	31.5	200	10.5	1.00	42.0	E	9.7	B
T	0.661	0.788	99.0	3.5	1264	0.9	0.85	3.8	A		
WB											
T	1.061	0.626	99.0	15.7	1004	39.8	0.85	47.1	E	43.8	E
R	0.079	0.778	99.0	2.0	1060	0.0	0.85	1.7	A		
NB											
SB											
L	0.606	0.152	99.0	29.8	231	3.2	1.00	33.0	D	33.0	D

Intersection Delay = 28.3 (sec/veh) Intersection LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

CA-4

SUMMARY REPORT

INTERSECTION..NY 207/NY 300/NY 207

AREA TYPE.....CBD

ANALYST.....JTR

DATE.....6/27/88

TIME.....PM HOUR (4:30-5:30)

COMMENT.....1990 COMBINED TRAFFIC VOLUMES (CTV)

	VOLUMES					GEOMETRY			
	EB	WB	NB	SB		EB	WB	NB	SB
LT	139	0	0	135	:	L	12.0	T	12.0
TH	752	959	0	0	:	T	12.0	R	12.0
RT	0	138	0	0	:		12.0		12.0
RR	0	60	0	0	:		12.0		12.0
					:		12.0		12.0
					:		12.0		12.0

ADJUSTMENT FACTORS									
	GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T
EB	0.00	2.00	N	0	0	0.90	0	N	8.3
WB	0.00	2.00	N	0	0	0.90	0	N	8.3
NB	0.00	2.00	N	0	0	0.90	0	N	19.8
SB	0.00	2.00	N	0	0	0.90	0	N	19.8

SIGNAL SETTINGS								CYCLE LENGTH = 99.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4		
EB	LT X				NB	LT					
	TH X	X				TH					
	RT					RT					
	PD					PD					
WB	LT				SB	LT	X				
	TH		X			TH					
	RT		X			RT					
	PD					PD					
GREEN	13.0	62.0	0.0	0.0	GREEN	15.0	0.0	0.0	0.0		
YELLOW	3.0	3.0	0.0	0.0	YELLOW	3.0	0.0	0.0	0.0		

LEVEL OF SERVICE							
	LANE	GRP.	V/C	G/C	DELAY	LOS	APP. DELAY
EB	L		0.772	0.131	42.8	E	9.9
	T		0.661	0.788	3.8	A	
WB	T		1.061	0.626	47.1	E	43.7
	R		0.081	0.778	1.7	A	
SB	L		0.650	0.152	34.4	D	34.4

INTERSECTION: Delay = 28.5 (sec/veh) V/C = 0.951 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

IDENTIFYING INFORMATION

NAME OF THE EAST/WEST STREET.....NY 207/NY 300

NAME OF THE NORTH/SOUTH STREET.....NY 207

AREA TYPE.....CBD

NAME OF THE ANALYST.....JTR

DATE OF THE ANALYSIS.....6/27/88

TIME PERIOD ANALYZED.....PM HOUR (4:30-5:30)

OTHER INFORMATION:

1990 COMBINED TRAFFIC VOLUMES (CTV)

TRAFFIC VOLUMES

	EB	WB	NB	SB
LEFT	139	0	0	135
THRU	752	959	0	0
RIGHT	0	138	0	0
RTOR	0	60	0	0

(RTOR volume must be less than or equal to RIGHT turn volumes.)

INTERSECTION GEOMETRY

CA-4
Page-2

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS:

EASTBOUND = 2 WESTBOUND = 2 NORTHBOUND = 0 SOUTHBOUND = 1

LANE	EB		WB		NB		SB	
	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH
1	L	12.0	T	12.0		12.0	L	12.0
2	T	12.0	R	12.0		12.0		12.0
3								
4								
5								
6								

L - EXCLUSIVE LEFT LANE
 LT - LEFT/THROUGH LANE
 LR - LEFT/RIGHT ONLY LANE
 LTR - LEFT/THROUGH/RIGHT LANE

T - EXCLUSIVE THROUGH LANE
 TR - THROUGH/RIGHT LANE
 R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

	GRADE (%)	HEAVY VEH. (%)	ADJACENT Y/N	PKG (Nm)	BUSES (Nb)	PHF
EASTBOUND	0.00	2.00	N	0	0	0.90
WESTBOUND	0.00	2.00	N	0	0	0.90
NORTHBOUND	0.00	2.00	N	0	0	0.90
SOUTHBOUND	0.00	2.00	N	0	0	0.90

Nm = number of parking maneuvers/hr; Nb = number of buses stopping/hr

	CONFLICTING PEDS (peds/hour)	PEDESTRIAN BUTTON (Y/N)	PEDESTRIAN BUTTON (min T)	ARRIVAL TYPE
EASTBOUND	0	N	8.3	3
WESTBOUND	0	N	8.3	3
NORTHBOUND	0	N	19.8	3
SOUTHBOUND	0	N	19.8	3

min T = minimum green time for pedestrians

SIGNAL SETTINGS - OPERATIONAL ANALYSIS

CA-4
Page-3

ACTUATED LOST TIME/PHASE = 3.0 CYCLE LENGTH = 99.0

EAST/WEST PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
EASTBOUND				
LEFT	X			
THRU	X	X		
RIGHT				
PEDS				
WESTBOUND				
LEFT				
THRU		X		
RIGHT		X		
PEDS				
NORTHBOUND RT				
SOUTHBOUND RT				
GREEN	13.0	62.0	0.0	0.0
YELLOW + ALL RED	3.0	3.0	0.0	0.0

NORTH/SOUTH PHASING

	PHASE-1	PHASE-2	PHASE-3	PHASE-4
NORTHBOUND				
LEFT				
THRU				
RIGHT				
PEDS				
SOUTHBOUND				
LEFT	X			
THRU				
RIGHT				
PEDS				
EASTBOUND RT				
WESTBOUND RT	X			
GREEN	15.0	0.0	0.0	0.0
YELLOW + ALL RED	3.0	0.0	0.0	0.0

VOLUME ADJUSTMENT WORKSHEET

CA-4
Page-4

	MVT. VOL.	PHF	ADJ. VOL.	LANE GRP.	LANE GRP. VOL.	NO. LN	LANE UTIL. FACT.	GROWTH FACT.	ADJ. GRP. VOL.	PROP LT	PROP RT
EB											
LT	139	0.90	154	L	154	1	1.000	1.000	154	1.00	0.00
TH	752	0.90	836	T	836	1	1.000	1.000	836	0.00	0.00
RT	0	0.90	0								
WB											
LT	0	0.90	0								
TH	959	0.90	1066	T	1066	1	1.000	1.000	1066	0.00	0.00
RT	138	0.90	86	R	86	1	1.000	1.000	86	0.00	1.00
NB											
LT	0	0.90	0								
TH	0	0.90	0								
RT	0	0.90	0								
SB											
LT	135	0.90	150	L	150	1	1.000	1.000	150	1.00	0.00
TH	0	0.90	0								
RT	0	0.90	0								

* Denotes a Defacto Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

CA-4
Page-5

	IDEAL SAT. FLOW	NO. LNS	f W	f HV	f G	f p	f BB	f A	f RT	f LT	ADJ. SAT. FLOW
EB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
WB											
T	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	1.000	1604
R	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	0.850	1.000	1363
NB											
SB											
L	1800	1	1.000	0.990	1.000	1.000	1.000	0.900	1.000	0.950	1524

CAPACITY ANALYSIS WORKSHEET

CA-4
Page-6

	ADJ. FLOW RATE (v)	ADJ. SAT. FLOW RATE (s)	FLOW RATIO (v/s)	GREEN RATIO (g/C)	LANE GROUP CAPACITY (c)	v/c RATIO
EB						
L	154	1524	0.101	0.131	200	0.772 *
T	836	1604	0.521	0.788	1264	0.661
WB						
T	1066	1604	0.664	0.626	1004	1.061 *
R	86	1363	0.063	0.778	1060	0.081
NB						
SB						
L	150	1524	0.098	0.152	231	0.650 *

Cycle Length, C = 99.0 sec.

Sum (v/s) critical = 0.864

Lost Time Per Cycle, L = 9.0 sec.

X critical = 0.951

LEVEL-OF-SERVICE WORKSHEET

CA-4
Page-7

	v/c RATIO	g/C RATIO	CYCLE LEN.	DELAY d 1	LANE GROUP CAP.	DELAY d 2	PROG. FACT.	LANE GRP. DELAY	LANE GRP. LOS	DELAY BY APP.	LOS BY APP.
EB											
L	0.772	0.131	99.0	31.6	200	11.3	1.00	42.8	E	9.9	B
T	0.661	0.788	99.0	3.5	1264	0.9	0.85	3.8	A		
WB											
T	1.061	0.626	99.0	15.7	1004	39.8	0.85	47.1	E	43.7	E
R	0.081	0.778	99.0	2.0	1060	0.0	0.85	1.7	A		
NB											
SB											
L	0.650	0.152	99.0	30.0	231	4.3	1.00	34.4	D	34.4	D

Intersection Delay = 28.5 (sec/veh) Intersection LOS = D

LOCATION: NY-300 & NY-207

INAME: 88107: 1990 ETV AM

HOURLY VOLUMES

VOLUMES IN PCPH

```

Major street: NY-300
N= 1
Grade 575 ---V2---> <---V5--- 807
0% 0 ---V3---v N= 1
Date of Counts: | | | |
6/88 | V7 V9 | STOP
Time Period: | | | | X YIELD
AM | 0 105 |
Approach Speed: Minor Street: Grade
45 NY-207 0%
PHF: 1 N= 1
Population: 24000

```

VOLUME ADJUSTMENTS

Movement no.	1	2	3	4	5	7	9
Volume (vph)	575	0	0	807	0	105	
Vol (pcph), see Table 10.1	XXXXXXX	XXXXXXX	0	XXXXXXX	0	116	

STEP 1 : RT From Minor Street

/ -> V9

```

Conflicting Flows, Vc | 1/2 V3+V2= 0 + 575 = 575 vph (Vc9)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp9= 601 pcph (Fig.10.3)
Actual Capacity, Cm | Cm9=Cp9= 601 pcph

```

STEP 2 : LT From Major Street

v -- V4

```

Conflicting Flows, Vc | V3+V2= 0 + 575 = 575 vph (Vc4)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp4= 601 pcph (Fig.10.3)
% of Cp utilized and Impedance Factor | (V4/Cp4)x100= 0% P4= 1
Actual Capacity, Cm (Fig.10.5) | Cm4=Cp4= 601 pcph

```

STEP 3 : LT From Minor Street

< -\ V7

```

Conflicting Flows, Vc | 1/2 V3+V2+V5+V4=
| 0 + 575 + 807 + 0 = 1382 vph (Vc7)
Critical Gap, Tc | Tc= 6.6 secs (Tab.10.2)
Potential Capacity, Cp | Cp7= 124 pcph (Fig.10.3)
Actual Capacity, Cm | Cm7=Cp7xP4= 124 x 1 = 124 pcph

```

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	0	124	601	124	485	D	A
9	116	601	601	485	485	A	A
4	0	601		601		A	

LOCATION: NY-300 & NY-207

NAME:88108: 1990 CTV AM

HOURLY VOLUMES

VOLUMES IN PCPH

Major street: NY-300

N

✓

N= 1 <---V5--- 817

Grade 575---V2---> v---V4--- 0

0% 0---V3---v N= 1

===== <| |> =====

Date of Counts: | | | |

```
6/88      I    V7    V9    I    STOP
```

```
Time Period:      |      |      |      | X YIELD
```

AM 1 0 1061

Approach Speed: Minor Street: Grade

45	NY-207	0%
----	--------	----

PHF: 1 N= 1

VOLUME ADJUSTMENTS

Movement no.	1	2	1	3	1	4	1	5	1	7	1	9	1
--------------	---	---	---	---	---	---	---	---	---	---	---	---	---

Volume (vph)	575	0	0	817	0	106
--------------	-----	---	---	-----	---	-----

Vol(pcpb).see Table 10.1	XXXXXXXXXXXXXXXXXXXX	0	XXXXXXXXXX	0	1	117	
--------------------------	----------------------	---	------------	---	---	-----	--

STEP 1 : RT From Minor Street | /-> V9

Conflicting Flows. Vc $1 \frac{1}{2} V_3 + V_2 = 0 + 575 = 575 \text{ vph (Vc9)}$

Critical Gap, T_c | $T_c = 5.3$ secs (Tab.10.2)

Potential Capacity, Cp 1 Cp9= 601 pcph (Fig.10.3)

Actual Capacity, C_m | $C_m = C_p = 601 \text{ pcph}$

STEP 2 : LT From Major Street 1 v-- V4

Conflicting Flows, V_c | $V_3 + V_2 = 0 + 575 = 575$ vph (V_c4)

Critical Gap, T_c | $T_c = 5.3$ secs (Tab.10.2)

Potential Capacity, Cp 1 Cp4= 601 pcph (Fig.10.3)

% of Cp utilized and Impedance Factor $1 (V_4/Cp_4) \times 100 = 0\%$ $P_4 = 1$

Actual Capacity, Cm (Fig.10.5) $Cm4=Cp4= 601 \text{ pcph}$

STEP 3 : LT From Minor Street | <-\ V7

Conflicting Flows, Vc | 1/2 V3+V2+V5+V4=

$$10 + 575 + 817 + 0 = 1392 \text{ vph (Vc7)}$$

Critical Gap, T_c | $T_c = 6.6$ secs (Tab.10.2)

Potential Capacity, C_p | $C_p7 = 122 \text{ pcph (Fig.10.3)}$

Actual Capacity, C_m $C_m = C_p \times P_4 = 122 \times 1 = 122 \text{ pcph}$

SHARED LANE CAPACITY $SH = (V7+V9)/((V7/Cm7)+(V9/Cm9))$ if lane is shared

MOVEMENT	V (PCPH)	CM (PCPH)	CSH (PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	0	122	601	122	484	D	A
9	117	601	601	484	484	A	A
4	0	601		601		A	

LOCATION: NY-300 & NY-207

INAME: 88109: 1990 ETV PM

HOURLY VOLUMES

VOLUMES IN PCPH

```

Major street: NY-300
N= 1
Grade 959 ---V2---> <---V5--- 889
0% 0---V3---v N= 1
Date of Counts: 6/88
Time Period: PM
Approach Speed: 45
PHF: 1
Population: 24000

```

VOLUME ADJUSTMENTS

Movement no.	1	2	3	4	5	7	9
Volume (vph)	959	0	0	889	0	165	

Vol (pcph), see Table 10.1	XXXXXXX	XXXXXXX	0	XXXXXXX	0	182
----------------------------	---------	---------	---	---------	---	-----

STEP 1 : RT From Minor Street /-> V9

```

Conflicting Flows, Vc | 1/2 V3+V2= 0 + 959 = 959 vph (Vc9)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp9= 374 pcph (Fig.10.3)
Actual Capacity, Cm | Cm9=Cp9= 374 pcph

```

STEP 2 : LT From Major Street v-- V4

```

Conflicting Flows, Vc | V3+V2= 0 + 959 = 959 vph (Vc4)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp4= 374 pcph (Fig.10.3)
% of Cp utilized and Impedance Factor | (V4/Cp4)x100= 0% P4= 1
Actual Capacity, Cm (Fig.10.5) | Cm4=Cp4= 374 pcph

```

STEP 3 : LT From Minor Street <-\ V7

```

Conflicting Flows, Vc | 1/2 V3+V2+V5+V4=
| 0 + 959 + 889 + 0 = 1700 vph (Vc7)
Critical Gap, Tc | Tc= 6.6 secs (Tab.10.2)
Potential Capacity, Cp | Cp7= 81 pcph (Fig.10.3)
Actual Capacity, Cm | Cm7=Cp7xP4= 81 x 1 = 81 pcph

```

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	0	81	374	81	192	E	D
9	182	374	374	192	192	D	D
4	0	374		374		B	

LOCATION: NY-300 & NY-207

I NAME: 881010: 1990 CTV PM

HOURLY VOLUMES

VOLUMES IN PCPH

```

Major street: NY-300
N= 1
Grade 959 ---V2---> <---V5--- 891 |
0% 0---V3---v N= 1 |
Date of Counts: | | | | |
6/88 | V7 V9 | STOP |
Time Period: | | | | X YIELD |
PM | 0 175 | | 0 193 |
Approach Speed: Minor Street: Grade |
45 NY-207 0% |
PHF: 1 N= 1
Population: 24000

```

VOLUME ADJUSTMENTS

Movement no.	1	2	3	4	5	7	9
Volume (vph)	959	0	0	891	0	175	

Vol (pcph), see Table 10.1	XXXXXXX	XXXXXXX	0	XXXXXXX	0	193

STEP 1 : RT From Minor Street

/ -> V9

```

Conflicting Flows, Vc | 1/2 V3+V2= 0 + 959 = 959 vph (Vc9)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp9= 374 pcph (Fig.10.3)
Actual Capacity, Cm | Cm9=Cp9= 374 pcph

```

STEP 2 : LT From Major Street

v-- V4

```

Conflicting Flows, Vc | V3+V2= 0 + 959 = 959 vph (Vc4)
Critical Gap, Tc | Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp | Cp4= 374 pcph (Fig.10.3)
% of Cp utilized and Impedance Factor | (V4/Cp4)x100= 0% P4= 1
Actual Capacity, Cm (Fig.10.5) | Cm4=Cp4= 374 pcph

```

STEP 3 : LT From Minor Street

< -\ V7

```

Conflicting Flows, Vc | 1/2 V3+V2+V5+V4=
| 0 + 959 + 891 + 0 = 1700 vph (Vc7)
Critical Gap, Tc | Tc= 6.6 secs (Tab.10.2)
Potential Capacity, Cp | Cp7= 81 pcph (Fig.10.3)
Actual Capacity, Cm | Cm7=Cp7xP4= 81 x 1 = 81 pcph

```

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V (PCPH)	CM (PCPH)	CSH (PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	0	81	374	81	181	E	D
9	193	374	374	181	181	D	D
4	0	374		374		B	

LOCATION: NY-207 & D'WAY A

I NAME: 881011: 1990 CTV AM

HOURLY VOLUMES

```

Major street: NY-207
N= 1
Grade 88---V2---> <---V5--- 233
0% 1---V3---v v---V4--- 19
N= 1
Date of Counts: 6/88
Time Period: AM
Approach Speed: 30
PHF: 1
Population: 24000

```

VOLUME ADJUSTMENTS

```

Movement no. 1 2 3 4 5 7 9
Volume (vph) 88 1 19 233 1 1
Vol(pcp), see Table 10.1 1 1 1 1 1 1 1

```

STEP 1 : RT From Minor Street

/ -> V9

```

Conflicting Flows, Vc 1 1/2 V3+V2= 1 + 88 = 89 vph(Vc9)
Critical Gap, Tc 1 Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp 1 Cp9= 1000 pcph (Fig.10.3)
Actual Capacity, Cm 1 Cm9=Cp9= 1000 pcph

```

STEP 2 : LT From Major Street

v-- V4

```

Conflicting Flows, Vc 1 V3+V2= 1 + 88 = 89 vph(Vc4)
Critical Gap, Tc 1 Tc= 5.3 secs (Tab.10.2)
Potential Capacity, Cp 1 Cp4= 1000 pcph (Fig.10.3)
% of Cp utilized and Impedance Factor 1 (V4/Cp4)x100= 2.1% P4= .99
Actual Capacity, Cm (Fig.10.5) 1 Cm4=Cp4= 1000 pcph

```

STEP 3 : LT From Minor Street

<- \ V7

```

Conflicting Flows, Vc 1 1/2 V3+V2+V5+V4=
1 + 88 + 233 + 19 = 341 vph(Vc7)
Critical Gap, Tc 1 Tc= 6.6 secs (Tab.10.2)
Potential Capacity, Cp 1 Cp7= 590 pcph (Fig.10.3)
Actual Capacity, Cm 1 Cm7=Cp7xP4= 590 x .99 = 584 pcph

```

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	1	584		583		A	
9	1	1000		999		A	
4	21	1000		979		A	

LOCATION: NY-207 & D'WAY A

INAME: 881012: 1990 CIV PM

HOURLY VOLUMES

```

Major street: NY-207
N= 1
Grade 126 ---V2---> <---V5--- 272
0% 0---V3---v v---V4--- 4
N= 1
Date of Counts: 6/88
Time Period: PM
Approach Speed: 30
PHF: 1
Population: 24000

```

VOLUME ADJUSTMENTS

```

Movement no. 1 2 3 4 5 7 9
Volume (vph) 126 0 4 272 3 9
Vol(pcp), see Table 10.1 XXXXXXXX XXXXXXXX 4 XXXXXXXX 3 10

```

STEP 1 : RT From Minor Street

/ -> V9

```

Conflicting Flows, Vc 1/2 V3+V2= 0 + 126 = 126 vph (Vc9)
Critical Gap, Tc Tc= 5.5 secs (Tab.10.2)
Potential Capacity, Cp Cp9= 968 pcph (Fig.10.3)
Actual Capacity, Cm Cm9=Cp9= 968 pcph

```

STEP 2 : LT From Major Street

v-- V4

```

Conflicting Flows, Vc V3+V2= 0 + 126 = 126 vph (Vc4)
Critical Gap, Tc Tc= 5 secs (Tab.10.2)
Potential Capacity, Cp Cp4= 1000 pcph (Fig.10.3)
% of Cp utilized and Impedance Factor (V4/Cp4)x100= .4 P4= 1
Actual Capacity, Cm (Fig.10.5) Cm4=Cp4= 1000 pcph

```

STEP 3 : LT From Minor Street

< -\ V7

```

Conflicting Flows, Vc 1/2 V3+V2+V5+V4=
0 + 126 + 272 + 4 = 402 vph (Vc7)
Critical Gap, Tc Tc= 6.5 secs (Tab.10.2)
Potential Capacity, Cp Cp7= 559 pcph (Fig.10.3)
Actual Capacity, Cm Cm7=Cp7xP4= 559 x 1 = 559 pcph

```

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	3	559		556		A	
9	10	968		958		A	
4	4	1000		996		A	

LOCATION: NY-207 & D'WAY B

NAME: 881013: 1990 CTV AM

HOURLY VOLUMES

VOLUMES IN PCPH

Major street: NY-207

N= 1 <---V5--- 105

Grade 0---V2---> v---V4--- 2

0% 0---V3---v N= 1

<| |> =====

Date of Counts: | | | |

6/88 | V7 V9 | X STOP

Time Period: | | | | YIELD

AM | 1 | 0 |

Approach Speed: Minor Street: Grade

30 D'WAY B 0%

PHF: 1 N= 2

Population: 24000

VOLUME ADJUSTMENTS

Movement no. | 2 | 3 | 4 | 5 | 7 | 9 |

Volume (vph) | 0 | 0 | 2 | 105 | 1 | 0 |

Vol (pcph), see Table 10.1 | XXXXXXXX | XXXXXXXX | 2 | XXXXXXXX | 1 | 0 |

STEP 1 : RT From Minor Street | /-> V9

Conflicting Flows, Vc | 1/2 V3+V2= 0 + 0 = 0 vph (Vc9)

Critical Gap, Tc | Tc= 5.5 secs (Tab.10.2)

Potential Capacity, Cp | Cp9= 1000 pcph (Fig.10.3)

Actual Capacity, Cm | Cm9=Cp9= 1000 pcph

STEP 2 : LT From Major Street | v-- V4

Conflicting Flows, Vc | V3+V2= 0 + 0 = 0 vph (Vc4)

Critical Gap, Tc | Tc= 5 secs (Tab.10.2)

Potential Capacity, Cp | Cp4= 1000 pcph (Fig.10.3)

% of Cp utilized and Impedance Factor | (V4/Cp4)x100= .2% P4= 1

Actual Capacity, Cm (Fig.10.5) | Cm4=Cp4= 1000 pcph

STEP 3 : LT From Minor Street | <- V7

Conflicting Flows, Vc | 1/2 V3+V2+V5+V4=

Critical Gap, Tc | 0 + 0 + 105 + 2 = 107 vph (Vc7)

Potential Capacity, Cp | Tc= 6.5 secs (Tab.10.2)

Actual Capacity, Cm | Cp7= 813 pcph (Fig.10.3)

| Cm7=Cp7xP4= 813 x 1 = 813 pcph

SHARED LANE CAPACITY SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	1	813		812		A	
9	0	1000		1000		A	
4	2	1000		998		A	

LOCATION: NY-207 & D'WAY B

I NAME: 881014: 1990 CTV PM

HOURLY VOLUMES

N

VOLUMES IN PCPH

Major street: NY-207

N= 1 <---V5--- 165

Grade 0---V2---> v---V4--- 0

0% 0---V3---v N= 1

Date of Counts: | | | |

6/88 | V7 V9 | X STOP

Time Period: | | | | YIELD

PM | 10 01

Approach Speed: Minor Street: Grade

30 D'WAY B 0%

PHF: 1 N= 2

Population: 24000

VOLUME ADJUSTMENTS

Movement no.	1	2	3	4	5	7	9
Volume (vph)	0	0	0	165	10	0	0
Vol (pcph), see Table 10.1	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX
STEP 1 : RT From Minor Street				/ -> V9			
Conflicting Flows, Vc				1/2 V3+V2= 0 + 0 = 0 vph (Vc9)			
Critical Gap, Tc				Tc= 5.5 secs (Tab.10.2)			
Potential Capacity, Cp				Cp9= 1000 pcph (Fig.10.3)			
Actual Capacity, Cm				Cm9=Cp9= 1000 pcph			
STEP 2 : LT From Major Street				v-- V4			
Conflicting Flows, Vc				V3+V2= 0 + 0 = 0 vph (Vc4)			
Critical Gap, Tc				Tc= 5 secs (Tab.10.2)			
Potential Capacity, Cp				Cp4= 1000 pcph (Fig.10.3)			
% of Cp utilized and Impedance Factor				(V4/Cp4)x100= 0% P4= 1			
Actual Capacity, Cm (Fig.10.5)				Cm4=Cp4= 1000 pcph			
STEP 3 : LT From Minor Street				<- \ V7			
Conflicting Flows, Vc				1/2 V3+V2+V5+V4=			
				0 + 0 + 165 + 0 = 165 vph (Vc7)			
Critical Gap, Tc				Tc= 6.5 secs (Tab.10.2)			
Potential Capacity, Cp				Cp7= 755 pcph (Fig.10.3)			
Actual Capacity, Cm				Cm7=Cp7xP4= 755 x 1 = 755 pcph			
SHARED LANE CAPACITY	SH = (V7+V9)/((V7/Cm7)+(V9/Cm9)) if lane is shared						

MOVEMENT	V(PCPH)	CM(PCPH)	CSH(PCPH)	CR (CM-V)	CR (CSH-V)	LOS CM	LOS CSH
7	11	755		744		A	
9	0	1000		1000		A	
4	0	1000		1000		A	

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BY *Pachia Asbancart*

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May 20, 1988

Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, NY 12550

ATTN: Mr. James Nugent, Chairman

RE: Pizzo Property

Dear Jim and the Members of the Zoning Board of Appeals:

This letter is being sent as suggested by Mr. John Pizzo, the owner of the property located in New Windsor on Route 207 and 300 known Section 4 Block 1 Lot 11.1. Mr. Pizzo along with Civil Engineer Paul Cuomo has asked me to express my opinion on the zoning that now exists on John Pizzo's property in question. It is my opinion that R-4 zoning is not an appropriate zoning for this particular piece of land. All the properties in the immediate area are zoned for business. This being the point in question. Is this property more suitable for residential or business? I would have to offer my opinion and suggest that it should be zoned for business and be a part of the contiguous zoning and not the exception. Everything being relevant with regards to size of property, building and flow of traffic I'm sure can be negotiated within reason.

I am hoping that this matter will be resolved to the benefit of all parties concerned.

Respectfully submitted,

Carol A. Ryan

Carol A. Ryan
Broker - Manager

CAR:sp



January 16, 1989

MARY MEROSHNEKOFF
7 Sniffen Rd.
West Port Connecticut 06880

Regarding property sold to John Pizzo.

To whom it may concern,

Realtors have tried to sell this parcell with little success for the zoned used.

As was pointed out the traffic and lack of privacy lend to uses other than residential.

Mr. Pizzo proposed office building appears to be what the property lends to.

If I can help futher please contact me.

YOURS TRULY

Mary Meroshnekoff
MARY MEROSHNEKOFF,

B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 89-48

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 10/23/89

☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board of Appeals

2. Applicant: NAME JOHN PIZZO

Address 31 Dogwood Hills Rd., Newburgh, N. Y. 12550

Attorney, Engineer, Architect DANIEL J. BLOOM, ESO.-Attorney
PAUL V. CUOMO, P.E. - Engineer

3. Location of Site: Route 207/Temple Hill Road Intersection
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 1 Lot 11.1

Present Zoning District R-4 Size of Parcel .801

4. Type of Review:

☐ Special Permit Use*

☒ Variance* Use Professional Office

Area 59% Developmental Coverage and Sign variance 21 s.f.

☐ Zone Change* Parking space variance: 11 spaces
From: _____ To: _____

☐ Zoning Amendment* To Section: _____

☐ Subdivision** Major _____ Minor _____

10/4/89
Date

Patricia A. Banhart Secy
Signature and Title

ZBA

*Cite Section of Zoning Regulations where pertinent

**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

OCPD-1

DELIVERED BY HAND

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM

October 4, 1989

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920
FAX: 914-561-0978

Ms. Patricia A. Barnhart, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

RE: Appeal of John Pizzo

Dear Pat:

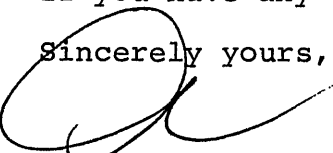
Enclosed herewith please find the following items relative to the above-captioned proposed appeal:

1. Public Notice of Hearing;
2. Original Application for Variance (plus two copies);
3. Copy of Site Plan of Paul V. Cuomo dated September 11, 1989;
4. Photographs of the premises;
5. Our check in the amount of \$50.00 to cover the application fee;
6. List of surrounding landowners with receipt from the tax assessor dated September 28, 1989.

If the enclosures meet with your approval, kindly schedule this for a public hearing at the earliest convenient date. Thereafter, and in accordance with our prior telephone conversation, please proceed to notify the surrounding landowners, as well as the Orange County Planning Board, pursuant to relevant provisions of state law and in accordance with the list of surrounding landowners referred to herein above. Thereafter, please forward your bill for services rendered to my office.

If you have any questions, please feel free to call me. Best regards.

Sincerely yours,



DANIEL J. BLOOM
DJB/cal/Encs.

cc: Mr. John Pizzo
Route 17K Zayre Plaza
Newburgh, New York 12550
Mr. James T. Rapolì, P.E.
7 Roan Lane
Newburgh, New York 12550

Paul V. Cuomo, P.E.
571 Union Avenue
New Windsor, New York 12550

BARNHART



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(13)

September 28, 1989

Bloom & Bloom, P.C.
530 Blooming Grove Turnpike
P.O. Box 4323
New Windsor, NY 12550

Re: Tax Map Parcel # 4-1-11.1 Variance List - 500 ft.
John Pizzo

Dear Sirs:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Leslie Cook/cp

LESLIE COOK
Sole Assessor

LC/cp
Encl. 1

Kirchner, Karl F.
614 Little Britain Road
New Windsor, NY 12550

J & H Smith Light Corp.
P.O. Box 1449
Newburgh, NY 12550

City of Newburgh
Newburgh Water Supply
c/o City Comptroller
City Hall
Newburgh, NY 12550

Sloan, Warren Jr.
P.O. Box 4545
New Windsor, NY 12550

Duggan & Crotty Temple Hill Co.
343-345 Temple Hill Rd.
New Windsor, NY 12550

Freedom Road Realty Associates
335 Temple Hill Rd.
New Windsor, NY 12550

Helmer, William F.
Grey Beech Lane
Pomona, NY 10970

Rossi, Olympia
52 Balmville Rd.
Newburgh, NY 12550

Angeloni, Americo & Rose
326 Temple Hill Rd.
New Windsor, NY 12550

Lewin, Joseph
12 Catalpa Road
Newburgh, NY 12550

LaRocca, Robert & Alisa
489 Little Britain Road
New Windsor, NY 12550

Ronsini Jr., Nicholas A. & Juanita
322 A Temple Hill Road
New Windsor, NY 12550

Ronsini Sr., Nicholas A. & Rose
322 Temple Hill Road
New Windsor, NY 12550

ZONING BOARD OF APPEALS

May 9, 1988

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of the April 25, 1988 meeting as written.

PRELIMINARY MEETINGS:

1. WILSON, DONALD L. - Request for 21 ft. 6 in. front yard variance to construct two-car garage at 17 Veronica Avenue in R-4 zone.
2. IMPELLITTIERE, JERRY - (DUFFER'S HIDEAWAY) - Referred by Planning Board to ZBA for extension of non-conforming use, 3.31 acres lot area variance, caretaker's apartment on site and variance to install 50 ft. high fencing, 50 ft. in length. *P.D. zone*
3. OTTWAY, KURT - Request for 10 ft. rear yard variance for construction of deck at 1 Rocky Lane in R-4 zone.
4. CIFERS, BARBARA - Request for 5 ft. rear yard variance for existing deck located at 120 Blanche Avenue in R-4 zone.
5. PIZZO, JOHN - Request for use and area variances to construct office complex on southside of Route 207 in R-4 zone. Matter referred by Planning Board.

PUBLIC HEARING:

3. GRIMANDO, PETER - Request for 10 ft. rear yard variance for existing shed at 10 Cannon Drive in R-4 zone.

FORMAL DECISIONS:

Motion to accept formal decisions (1) LESHELMAR
(2) WORTMANN/SORRENTINO
(3) REIS, LAWRENCE

Adjournment

Pat 565-8550 (o)
562-7107 (h)

NEW WINDSOR ZONING BOARD OF APPEAL
Regular Session
May 09, 1988

(ZBA BUDISK#4-050988.ZBA)

MEMBERS PRESENT: JAMES NUGENT, CHAIRMAN
JOSEPH M. SKOPIN, V. CHAIRMAN
RICHARD FENWICK
DANIEL P. KONKOL
LAWRENCE TORLEY

MEMBERS ABSENT: VINCENT BIVONA
JACK BABCOCK

ALSO PRESENT: JOSEPH P. RONES, ESQ.
Attorney for ZBA
PATRICIA A. BARNHART,
Secretary

The May 09, 1988 session of the Zoning Board of Appeals was called to order by Chairman James Nugent at 7:30 p.m. Roll call was taken by Secretary.

Motion followed by Joseph M. Skopin, seconded by Lawrence Torley, to accept minutes of the April 25, 1988 meeting as written with one correction. Joseph Skopin stated that his middle initial is "M".
ROLL CALL: 5-0.

* * *

PRELIMINARY MEETING:

WILSON, DONALD L. - Request for 21 ft. 6 in. front yard variance to construct two-car garage at 17 Veronica Avenue in R-4 zone.

Mr. Wilson presented his plans which situate the garage facing the street side with an alteration to the roof which will be peaked. There is no garage on the premises. The Board discussed with the applicant the possibility of relocating the garage to another portion of the property.

After review of notice of denial, motion was made by Daniel P. Konkol, seconded by Lawrence Torley, to schedule a public hearing upon return of the completed paperwork. ROLL CALL: 5-0.

* * *

PRELIMINARY MEETING:

IMPELLITTIERE, JERRY - (DUFFER'S HIDEAWAY) - Referred by Planning Board to ZBA for extension of non-conforming use, 3.31 acres lot area variance, caretaker's apartment on site (Section 48-21A[15]) and variance to install 50 ft. high fencing, 50 ft. in length located on Route 32 in a PI zone. Paul V. Cuomo, P. E. was present representing owner.

The Board members found it difficult to understand the wording of the notice of denial which stated that applicant was requesting an "extension of a non-conforming use". They felt that the request for the 50 ft. fence on the northside of the clubhouse was excessive and that the request for caretaker's apartment would require a use variance since the section of the law cited did not pertain to this particular application.

Secretary to contact Building Inspector and/or Mark Edsall and request an amended notice of denial, copy of building permit and certificate of occupancy.

After discussion, motion was made by Daniel P. Konkol, seconded by Joseph M. Skopin, to table action on this matter upon receipt of the above documentation. ROLL CALL: 5-0.

* * *

PRELIMINARY MEETING:

OTTWAY, META - Request for 10 ft. rear yard variance for construction of deck at 1 Rocky Lane in R-4 zone.

The Board reviewed plans for proposed deck and requested photographs be submitted at the public hearing. Also, applicant was advised that Orange County Planning Dept. are required to be notified.

Motion was made by Lawrence Torley, seconded by Daniel P. Konkol, to schedule a public hearing upon return of the completed paperwork. ROLL CALL: 5-0.

* * *

PRELIMINARY MEETING:

CIFERS, BARBARA - Request for 5 ft. rear yard variance for existing deck located at 120 Blanche Avenue in R-4 zone. Mrs. Cifers stated that when she telephoned the Building Department two years ago she was informed that she did not need a variance. She then proceeded to have the deck constructed. Since she is in the process of refinancing her home, she now requires a certificate of occupancy in order to accomplish this.

After review of plans, motion was made by Lawrence Torley, seconded by Joseph M. Skopin, to schedule a public hearing upon return of the completed paperwork. ROLL CALL: 5-0.

* * *

PRELIMINARY MEETING:

PIZZO, JOHN - Request for use and area variances to construct office complex on southside of Route 207 in R-4 zone. Matter referred by Planning Board. Present: Paul V. Cuomo, P. E. representing applicant and Applicant PIZZO.

At the last preliminary meeting, Mr. Konkol requested input from the NYS Department of Transportation. Mr. Cuomo presented a letter dated September 9, 1987 from Donald Greene of DOT stating no objection to this project but suggested that the driveway on the northside of the property be moved approximately 220 ft. to the west side of the property. Photographs were submitted of the proposed commercial structure.

It was suggested to the applicant that he petition the Town Board for a zoning change in that area if he believes that it should be zoned for professional office. Applicant felt that he would rather apply for a use variance instead of a zoning change.

The Board members requested the following documentation from the applicant: (1) Copy of contract; (2) Deed; (3) Traffic study at this particular site.

Motion was made by Lawrence Torley, seconded by Joseph M. Skopin, to schedule a public hearing upon return of the completed applications. ROLL CALL: 3 ayes - 2 abstentions. Motion was not carried.

A second motion was made by Daniel P. Konkol, seconded by Joseph M. Skopin to table matter for another preliminary meeting so that requested documents could be supplied by applicant. ROLL CALL: 4 ayes - 1 nay.

* * *

PUBLIC HEARING:

GRIMANDO, PETER - Request for 10 ft. rear yard variance for existing shed at 10 Cannon Drive in R-4 zone.

Applicant presented the following documentation:

1. Applications;
2. Affidavit of publication;
3. List from Assessor containing 70 names and addresses of adjacent property owners;
4. 67 return receipts (3 unclaimed);
5. Fee in the sum of \$25.00.
6. Photographs (returned to applicant at his request).

It is to be noted here that most of the Board members visited the site and viewed the area in question.

There were no spectators present for the public hearing. There was no opposition voiced to the application before the Board.

Public hearing was recorded on Tape #182 on file in Secretary's office.

After the close of the public hearing, motion followed by Richard Fenwick, seconded by Daniel P. Konkol, to grant application for 10 ft.

rear yard variance as requested in the plans submitted to Building Inspector. ROLL CALL: 5-0.

*

*

*

FORMAL DECISIONS:

Motion followed by Joseph M. Skopin, seconded by Richard Fenwick to accept all three formal decisions as written in the matter of the applications of (1) LESHELMAR, (2) WORTMANN/SORRENTINO, (3) REIS, LAWRENCE. ROLL CALL: 5-0.

Formal decisions are annexed hereto and made a part of the minutes.

*

*

*

Since there was no other business to be conducted by the ZBA, motion was made by Lawrence Torley, seconded by James Nugent, to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,



PATRICIA A. BARNHART, Secretary

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of
LAWRENCE REIS

DECISION GRANTING
AREA VARIANCE

#88-20.

-----X

WHEREAS, LAWRENCE REIS, 22 Willow Lane, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for an area variance to construct a two-car garage with insufficient side yard at the above location in R-4 zone; and

WHEREAS, a public hearing was held on the 25th day of April, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking an area variance in order to construct a two-car garage on his property which is presently located in an R-4 zone but does not have sufficient side yard.

3. The evidence presented by Applicant substantiated the fact that Applicant cannot purchase additional property in order to meet bulk regulations.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted due to the fact that the property as purchased did not have a garage within which to house the family vehicles.

5. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

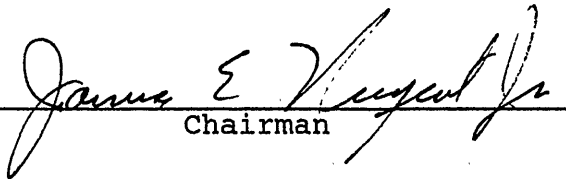
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2 ft. 6 in. side yard variance as stated

above in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 9, 1988.


Chairman

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

RALPH WORTMANN/ROBERT SORRENTINO

#88-16.

-----x

WHEREAS, RALPH WORTMANN, R. D. #1-Box 385, Bull Mine Road, Chester, N. Y. 10918 (owner) and ROBERT SORRENTINO, 5 Millrose Lane, Chestnut Ridge, N. Y. 10952 (contract purchaser), have made application before the Zoning Board of Appeals for area variances to construct a single family dwelling with insufficient lot area and street frontage on Weather Oak Hill an R-3 zone; and

WHEREAS, a public hearing was held on the 25th day of April, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicants appeared in behalf of themselves; and

WHEREAS, the application was opposed by some of the adjacent property owners; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking area variances in order to construct a single family dwelling in an R-3 zone but does not have sufficient lot area and street frontage.

3. The evidence presented by Applicant substantiated the fact that Applicant cannot purchase additional property in order to meet bulk regulations.

4. The evidence shows that the applicant will encounter practical difficulty if the variances requested are not granted due to the fact that the property was zoned R-4 when it was purchased by owner and in March 1986 the zoning designation was changed to R-3 which requires additional lot area.

5. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

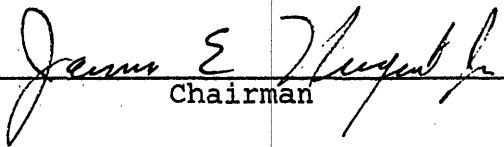
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a lot area variance of 10,495 s.f. and 35 ft. street frontage as stated above in accordance with plans submitted to the Building Inspector and presented at the public hearing with a condition that the Building Inspector be apprised of the right-of-way which should be considered a street line and that the front yard setback should be measured from the point of right-of-way.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 9, 1988.


Chairman

NEW WINDSOR ZONING BOARD OF APPEALS

(ZBA DISK#2-050388.FD)

-----X

In the Matter of the Application of

LESHELMAR LITTLE BRITAIN CORP.

DECISION GRANTING

#88-19.

SIGN VARIANCE

-----X

WHEREAS, LESHELMAR LITTLE BRITAIN CORP., a domestic corporation with an office at 614 Little Britain Road, New Windsor, New York, 12550, by its President, Lester Clark, has made application before the Zoning Board of Appeals for a sign variance for the purpose of erecting a directory sign on the front portion of property known as Stewart Mall in an NC zone; and

WHEREAS, a public hearing was held on the 25th day of April, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Robert Hankin, officer of said corporation, appeared in behalf of said corporation; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant has a mall located in an area that is zoned for commercial business containing approximately 10 stores;

3. The evidence shows that applicant is applying for permission to replace a directory sign which is presently located on the front portion of the parking lot.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the sign area variance requested is not granted due to the fact that this is a well-travelled highway and a directory sign for identification of all stores is required so that motorists will be apprised of the services available at said mall.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

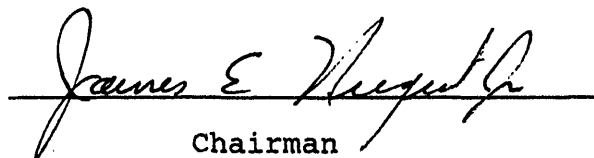
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a sign area variance of 84 ft. and a sign height variance of 3 ft. in accordance with plans presented at the public hearing and on file in Building Inspector's Office.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 09, 1988.


Chairman

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

September 9, 1987

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: John Pizzo
Rte. 300, S.H. 9457
Rte. 207, S.H. 153

Dear Chairman:

We have reviewed this matter and please find our comments checked below:

☒ A Highway Work Permit will be required

☒ No objection

☐ Need additional information ☐ Traffic Study


☐ Drainage Study

☐ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: We may require change in layout on Rte. 207.

Very truly yours,


Donald Greene
C.E. I Permits
Orange County

DG/dn

*Rec'd. ZBA
6/7/88 (RAB)*
Bloom & Bloom, P. C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920

June 2, 1988

Zoning Board of Appeals
Town of New Windsor
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Attn: Attn: Ms. Pat DeLeo
Secretary to the Board

RE: Application for Variance of John Pizzo
(Use Variance - Residential to Commercial)
Section 4, Block 1 Lot 11.1
Our File No. 8220

Dear Pat:

Mr. John Pizzo has retained our services to represent him with respect to his pending application to New Windsor Zoning Board of Appeals for a use variance for the subject premises.

It is my understanding that Mr. Pizzo has already appeared before the board on a "preliminary and informal basis". If my understanding of the situation is correct, may I request that you be kind enough to forward a complete packet of forms and information for completion and submission preparatory to requesting a formal public hearing on the subject request.

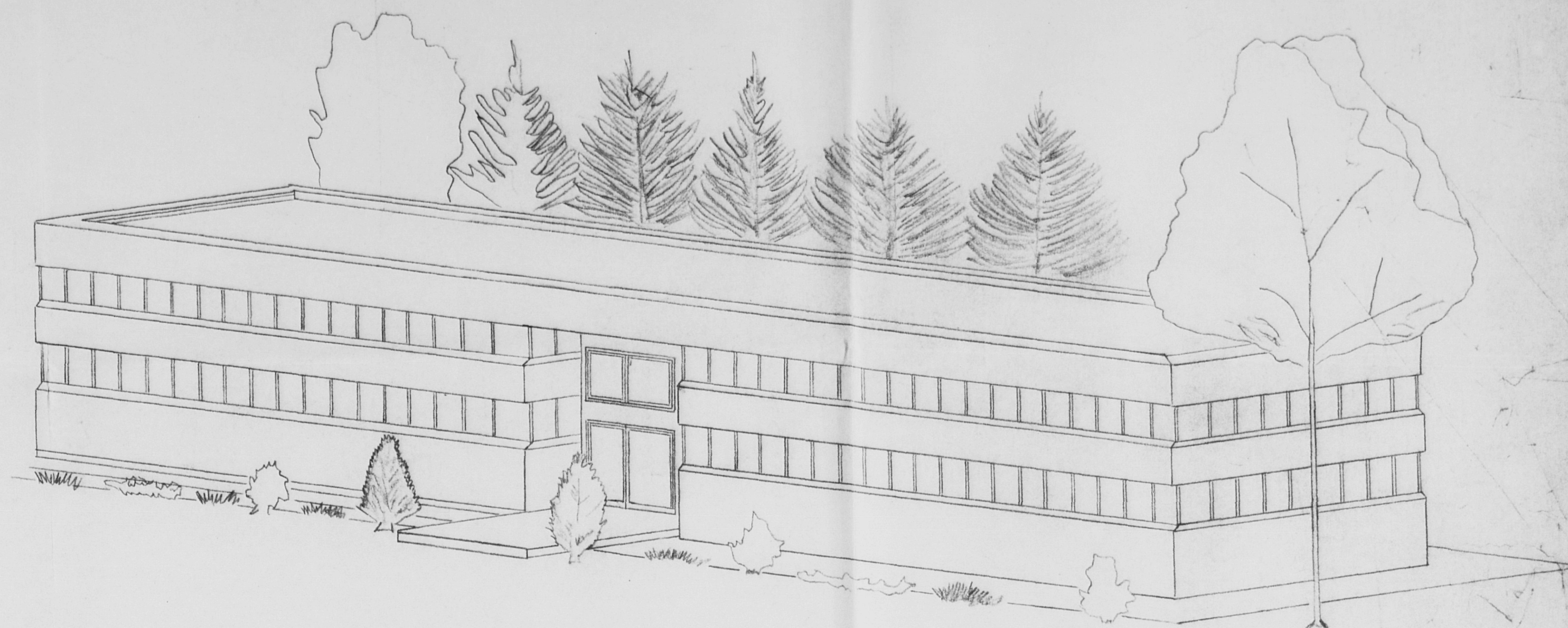
Thank you in advance for your anticipated prompt attention to this matter.

Sincerely yours,

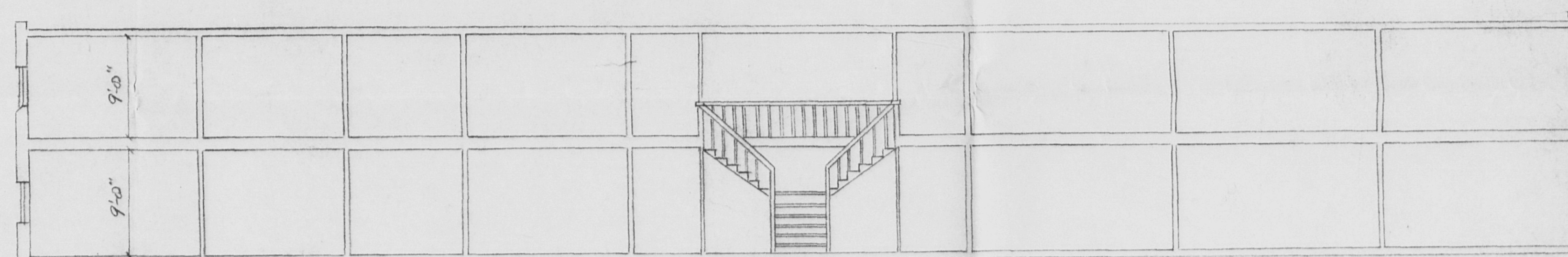

DANIEL J. BLOOM

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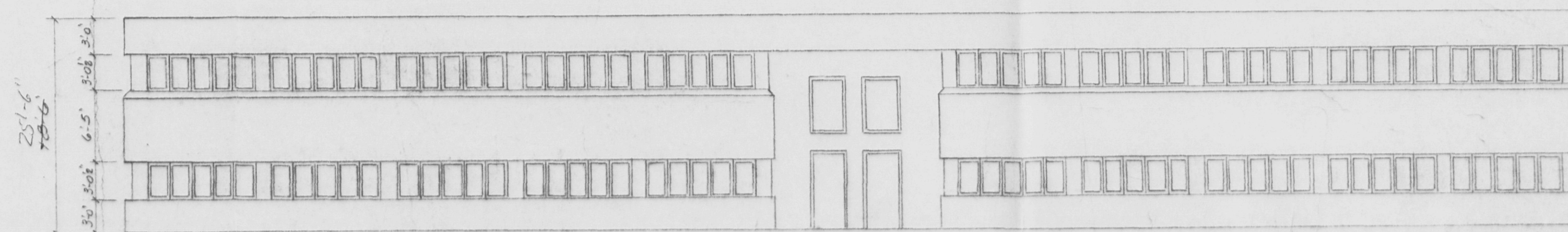
cc: Mr. John Pizzo
Route 17K, Zayre Plaza
Newburgh, New York 12550



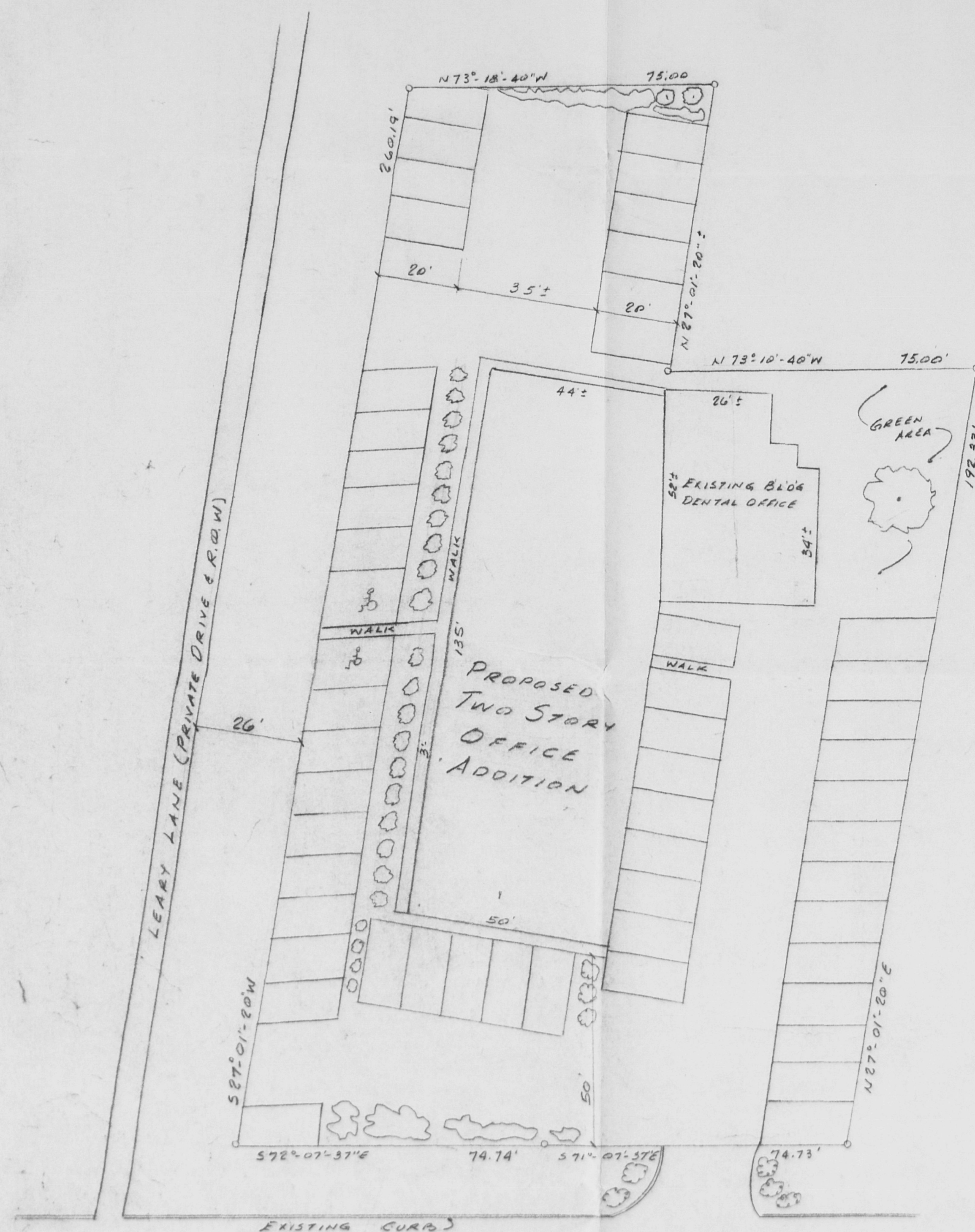
CONCEPTUAL PICTORIAL (NOT TO SCALE)



CROSS SECTION
SCALE 1/8" = 1'-0"



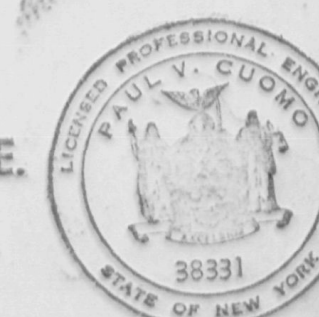
FRONT ELEVATION
SCALE 1/8" = 1'-0"

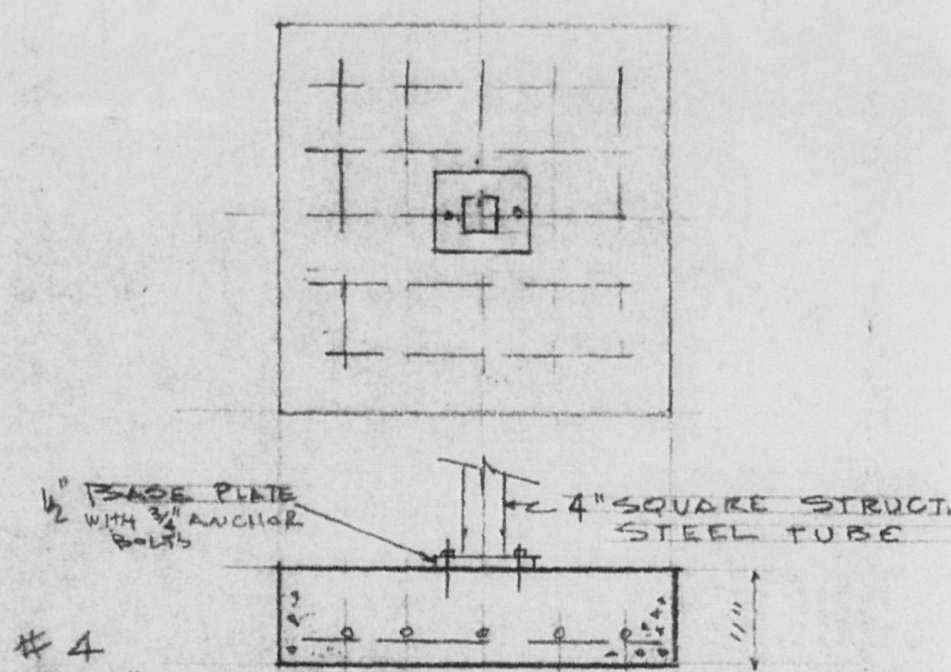


— N.Y. STATE RT. 17K —
PLOT PLAN
SCALE 1" = 20'
AREA 1.02 ACRES

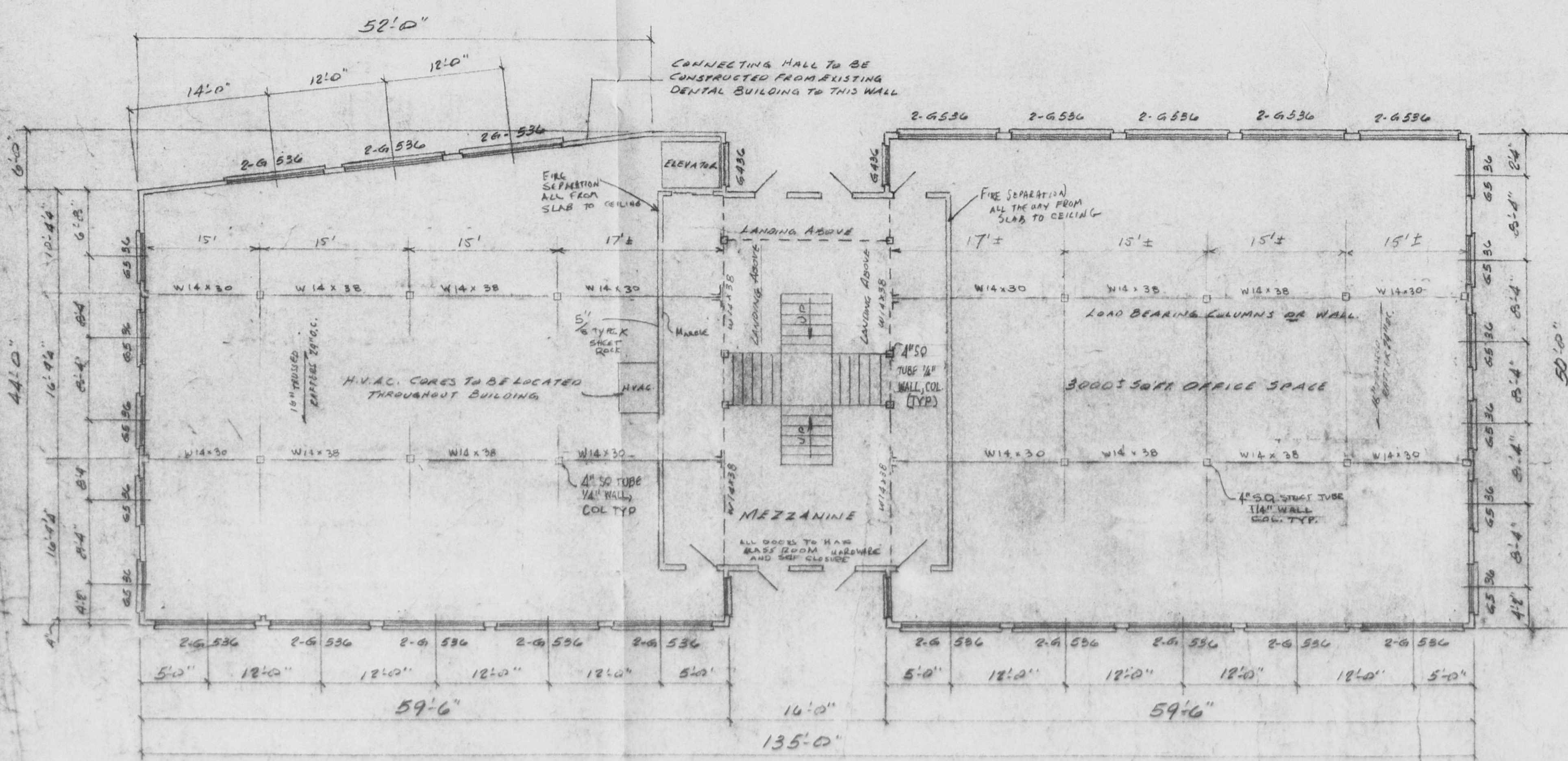
NOTE: WINDOWS BY ANDERSEN CB-C33-C13 DOUBLE GLAZED WINDOWS

PAUL V. CUOMO, P.E.
Consulting Civil Engineer
571 Union Avenue
New Windsor, N.Y. 12550

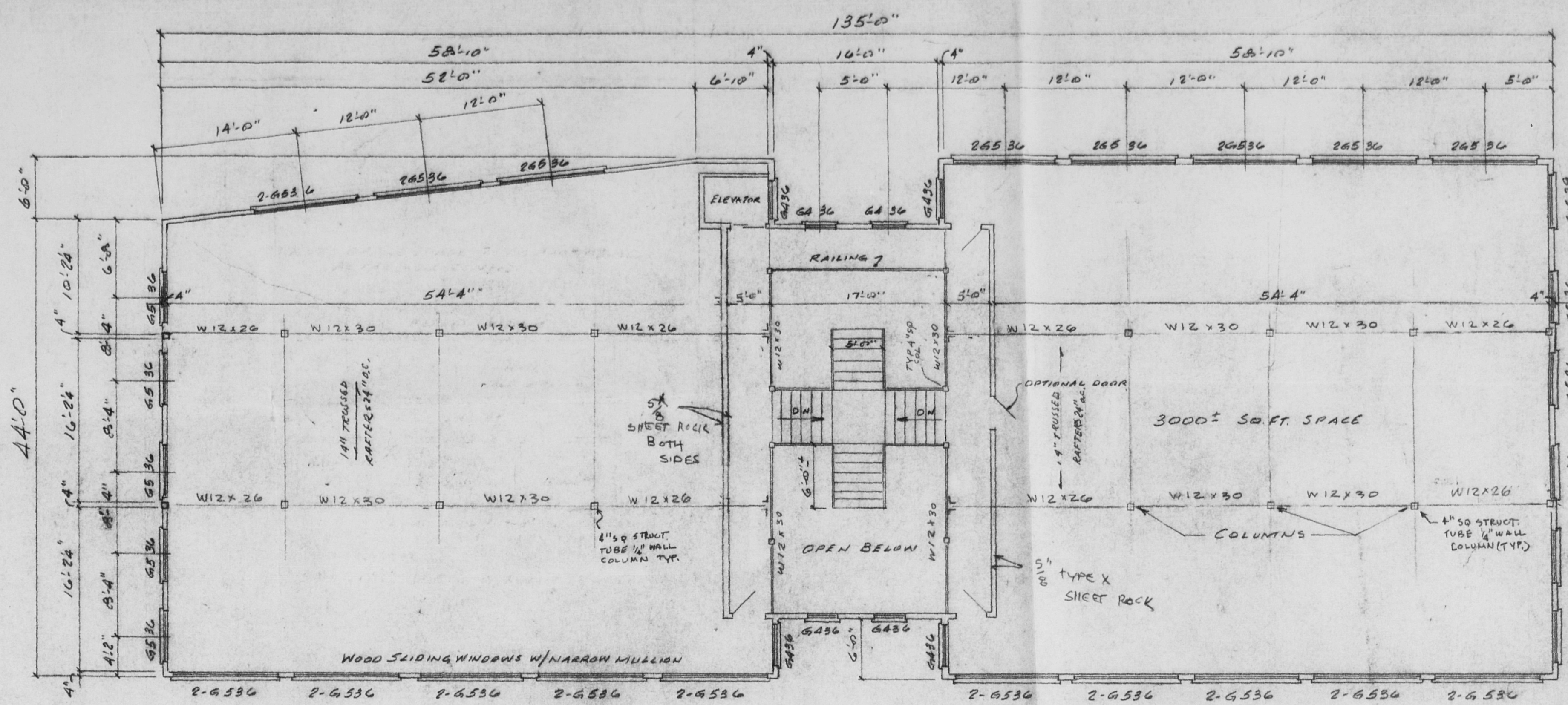




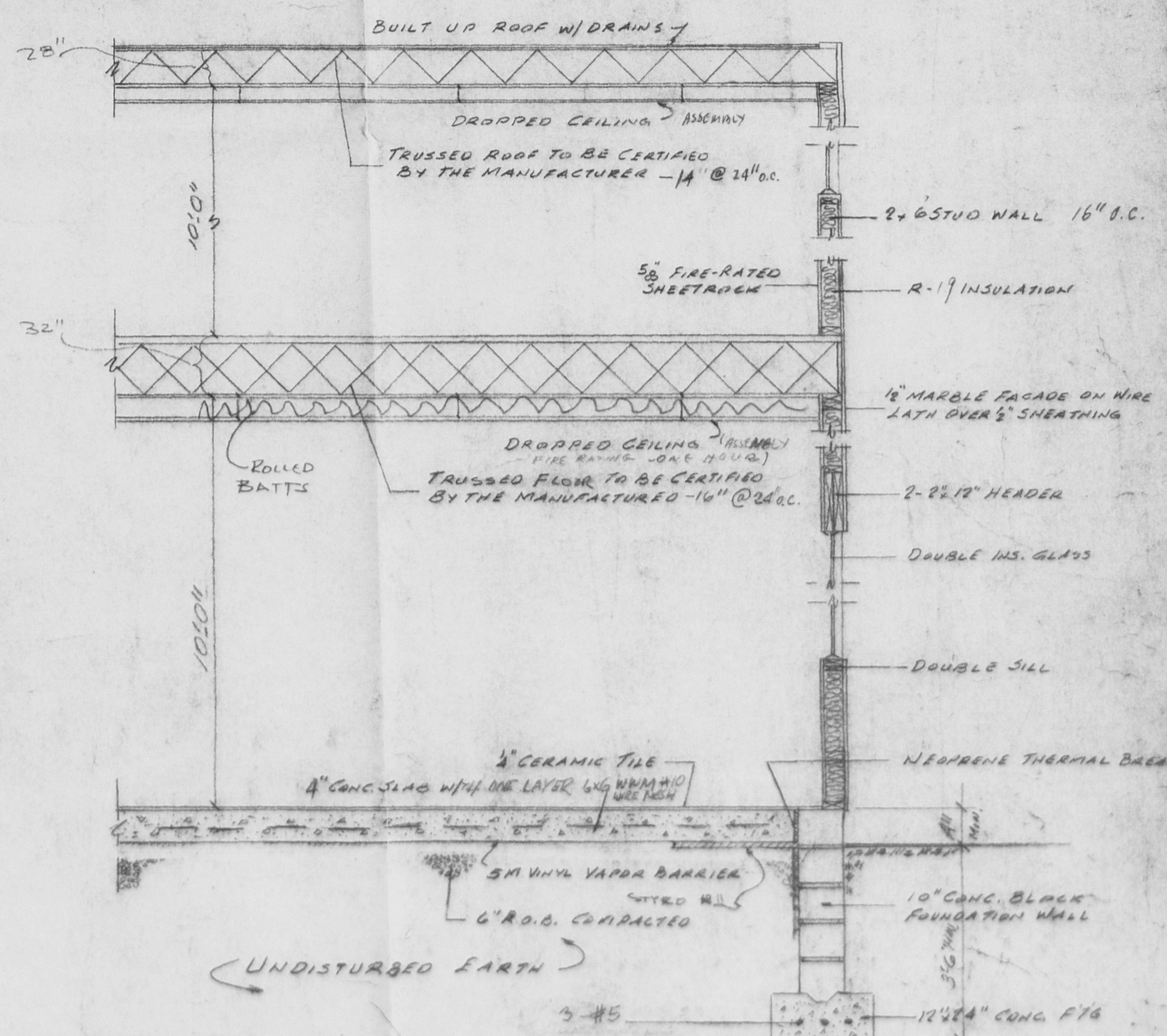
NOTE: PLUMBING
TO CAST IRON
AND COPPER



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



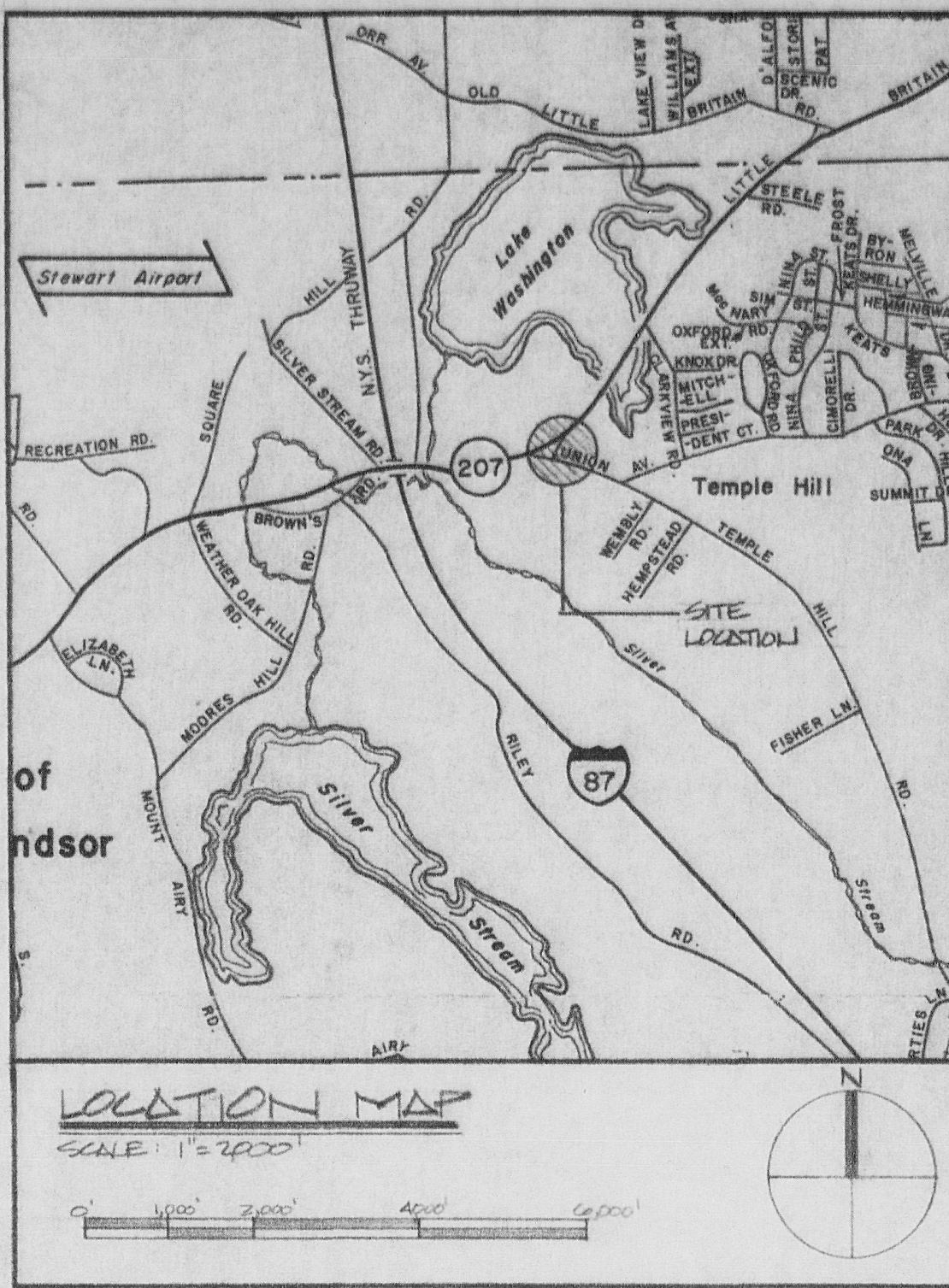
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

2ND FLOOR USE 150#/SQ' COMBINED LOAD
ROOF USE 60#/SQ' COMBINED LOAD

PAUL V. CUOMO, P.E.
Consulting Civil Engineer
571 Union Avenue
New Windsor, N.Y. 12550



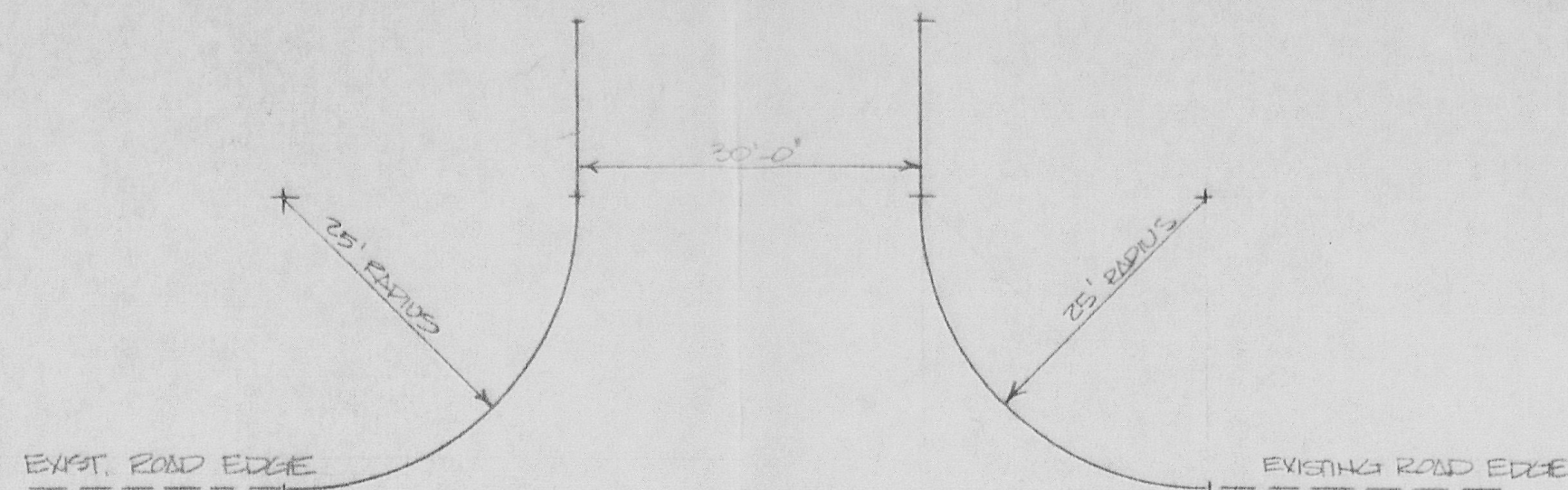
BULK ZONING REGULATIONS			
ZONING DISTRICT DESIGNATION R4 (SUBURBAN RESIDENTIAL)			
SECT. 4 BKG. 1 LOT 11.1			
ITEM	REQUIRED	PROVIDED	ZBA/VAR.
MIN. LOT AREA	15,000 S.F.	34,873 S.F.	N/A
MIN. LOT WIDTH	100'	120'	N/A
MIN. FRONT YARD	35'	35'	N/A
MIN. REAR YARD	40'	N/A	N/A
MIN. SIDE YARD	15'	N/A	N/A
BOTH SIDES	30'	N/A	N/A
MIN. STREET FRONTAGE	60'	1,141.56'	N/A
MAX. DEVEL. COVERAGE %	20%	79%	59%
MAX. BLDG. HEIGHT	35'	34'	N/A
FLOOR AREA RATIO	N/A	N/A	N/A
MIN. LIVABLE FLR. AREA	1,000 S.F.	N/A	N/A

NOTE: -USE VARIANCE FOR OFFICE BUILDING IN A R4 ZONE AND A VARIANCE FOR THE MAXIMUM DEVELOPMENT COVERAGE IS REQUIRED FOR THIS LOT.
-SIDE AND REAR YARD SETBACKS DO NOT APPLY TO THIS LOT DUE TO IT HAVING ROADS AGAINST ALL THE LOT LINES MAKING THEM MEET FRONT YARD REQUIREMENTS.

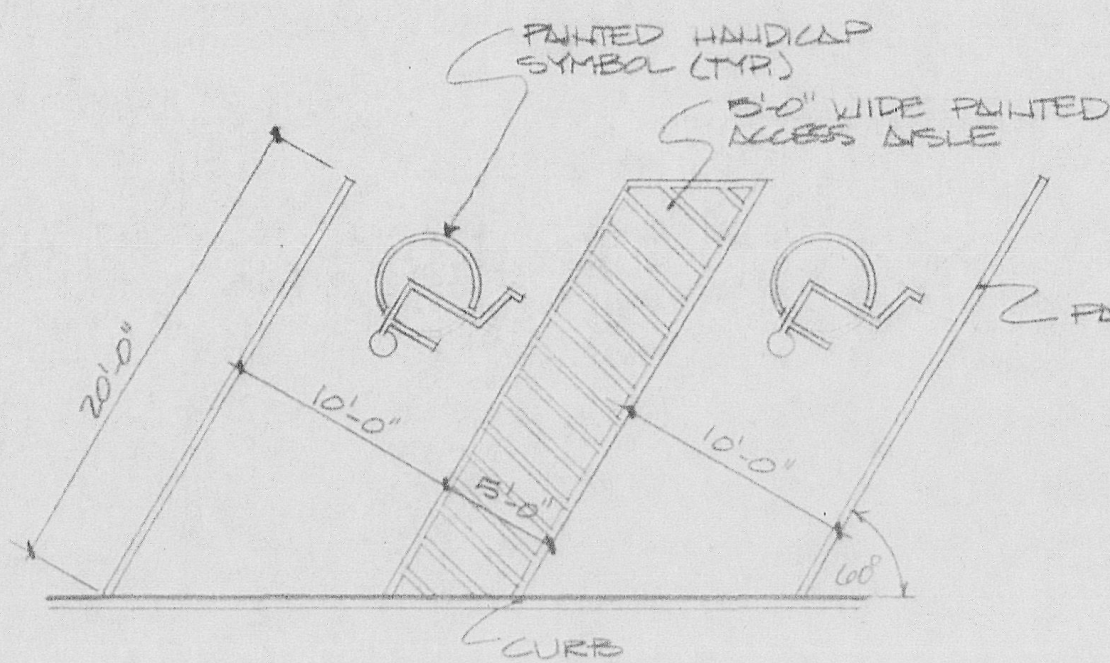
PARKING REQUIREMENTS

REQUIRED PARKING
OFFICE USE ONE SPACE PER 200 SQ. FT. OF FLOOR AREA
10,704 SQ. FT. = 54 SPACES REQUIRED

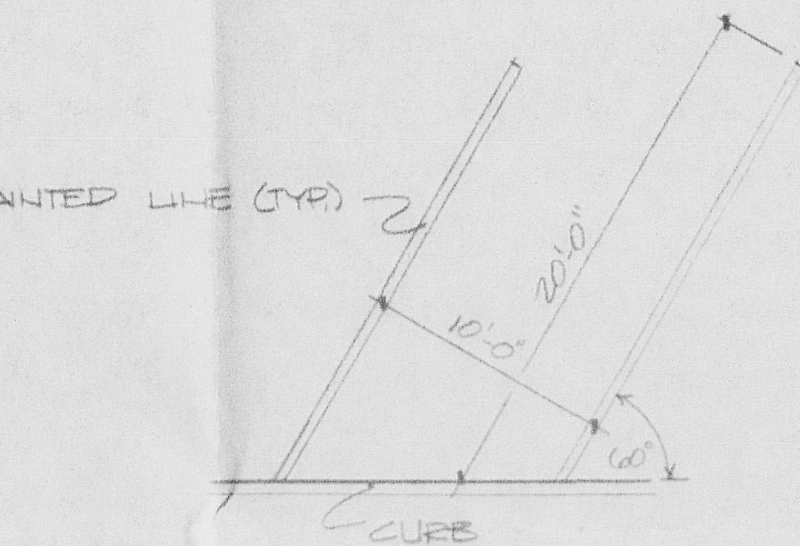
PROVIDED
43 SPACES PROVIDED INCLUDING 4 HANDICAP
VARIANCE REQUIRED FOR 11 SPACES



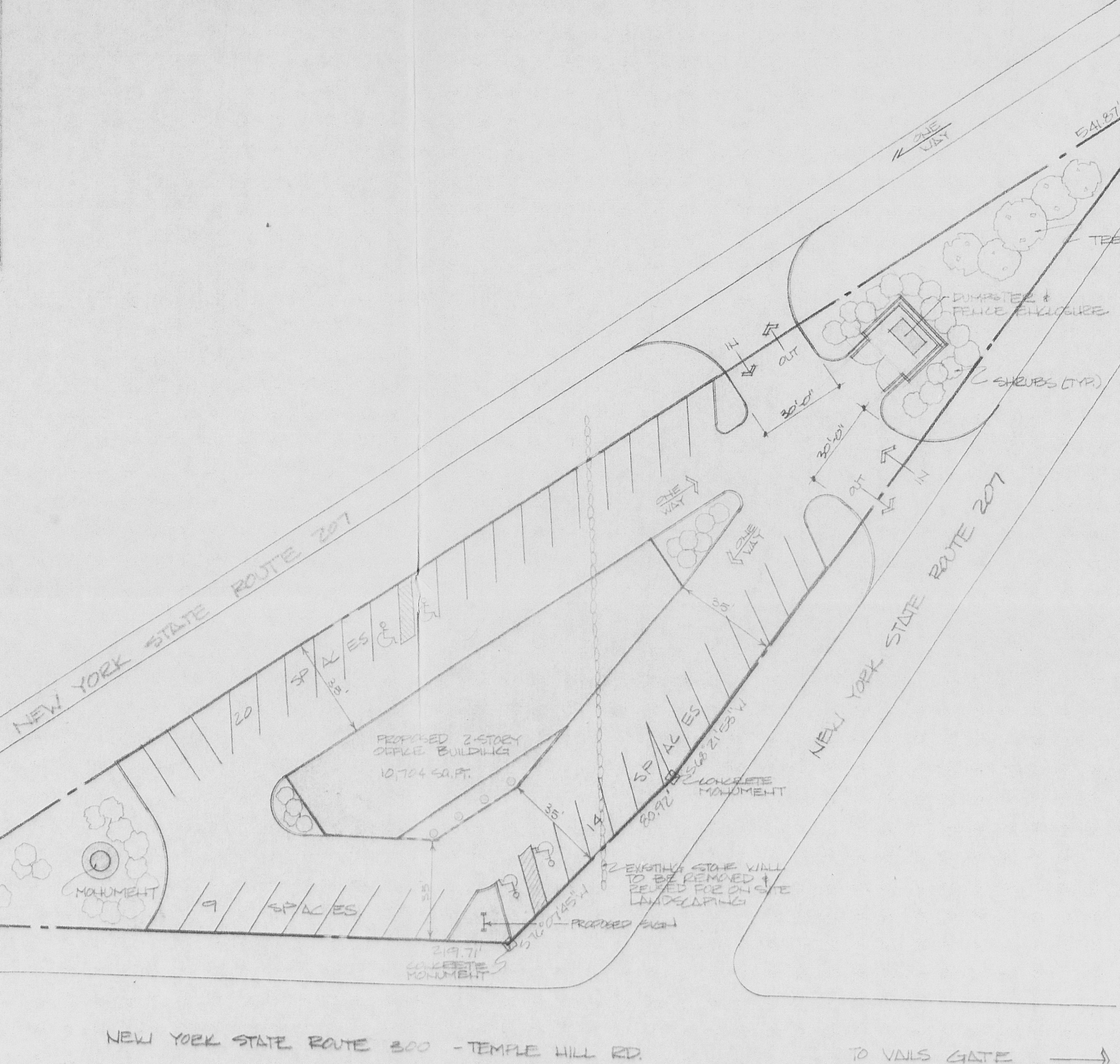
CURB CUT DETAIL
SCALE: 1"=15'-0"



TYP. HANDICAP PARKING
SCALE: 1/8"=1'-0"

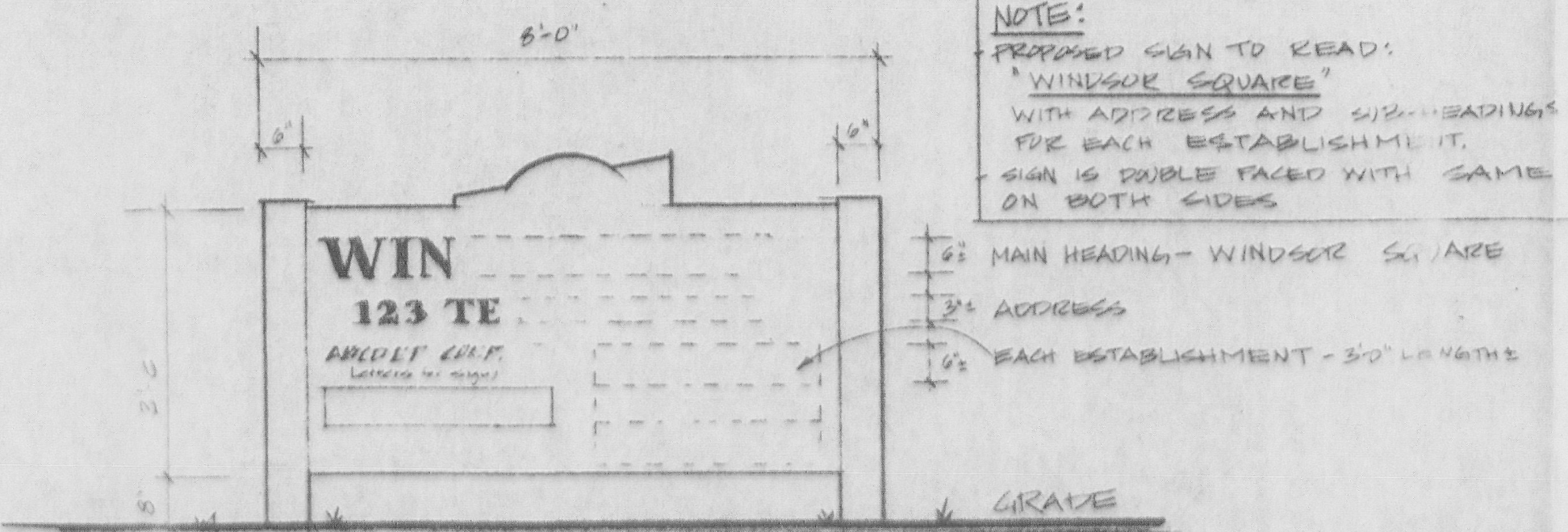


TYP. PARKING SPACE
SCALE: 1/8"=1'-0"



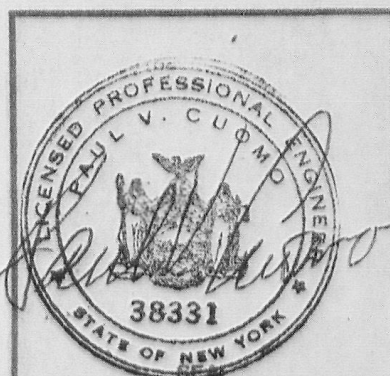
NOTES:
-TAX MAP DATA: SECT. 4 BKG. 1 LOT 11.1
-DEED REFERENCE: LIBER. 1743, PAGE 256
-RECORD OWNER + APPLICANT
JOHN PIZZO
RTE. 174, 247RE PLAZA
NEWBURGH, N.Y. 12550
-INFORMATION SHOWN TAKEN FROM A SURVEY
BY PATRICK T. KENNEDY L.S. 11649217
DATED DEC. 13, 1986

PROPOSED SITE PLAN
SCALE: 1"=80'



PROPOSED SIGN
SCALE: 1/2"=1'-0"

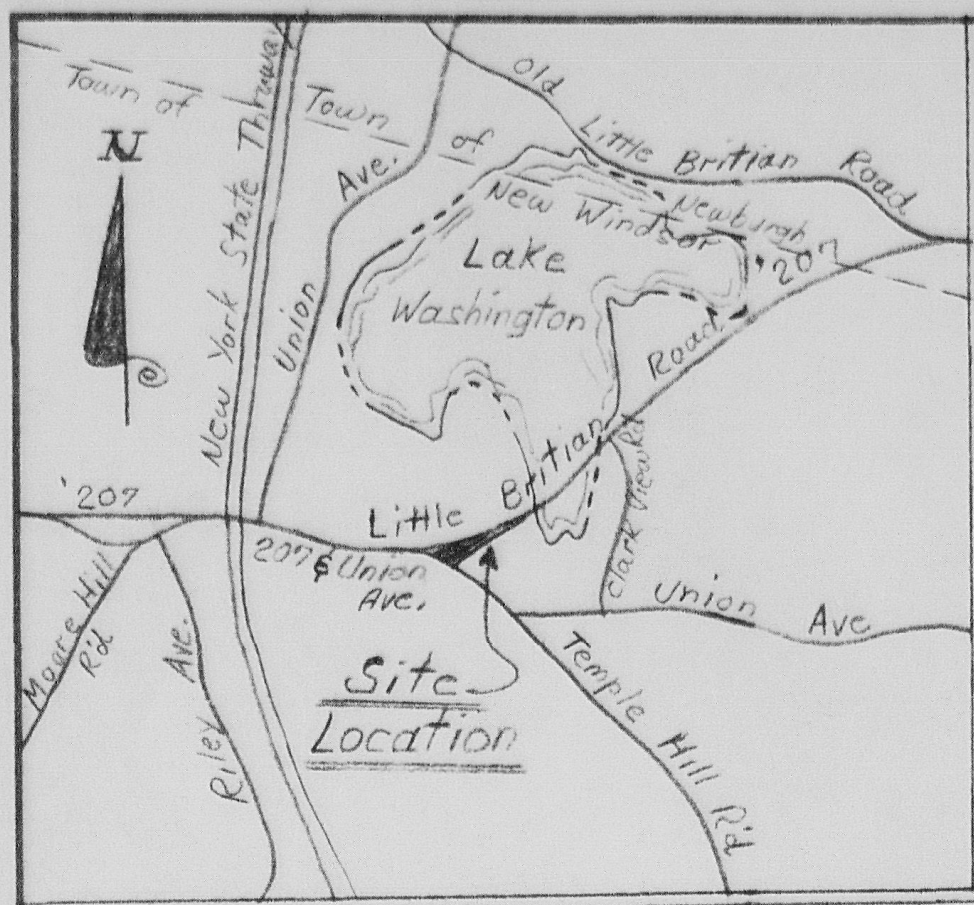
PAUL V. CUOMO, P.E.
478 UNION AVE. NEW WINDSOR, N.Y. 12550
561-0448



DATE: SEPT. 11, 1989
DRAWN BY: MGE
CHECKED BY:
SCALE: AS NOTED

APPROVAL BOX
SECRETARY, PLANNING BOARD
DATE

DRAWING NO.
SP-1
SHEET 1 OF 1



Location Map

Scale: 1" = 2,000'

Zoning District: R-4

(Minimum Required)

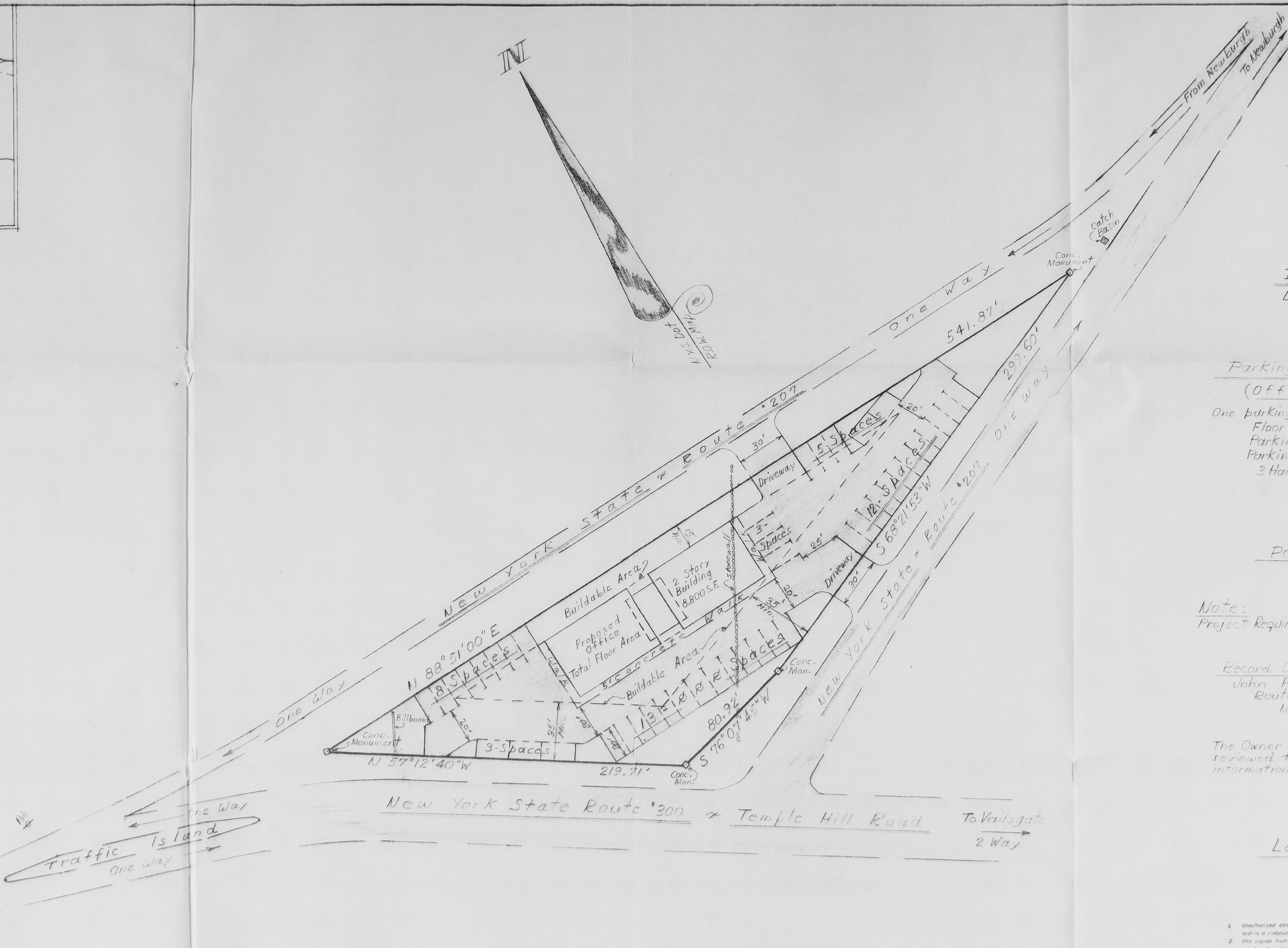
Lot Area: 15,000 S.F.

Lot Width: 100'

Front Yard: 35'

Side Yard: 15'

Rear Yard: 40'



Tax Map Data:

Section: 4

Block: 1

Lot: 11.1

Deed Reference:

Liber 1943, Page 386

Parking Requirements:

(Office Space)

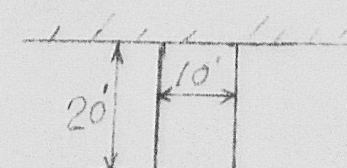
One parking space per S.F. of floor space.

Floor Area Proposed: 8,800 S.F.

Parking Spaces Required: 44

Parking Spaces Proposed: 44

3 Handicap + 41 Standard = 44 Spaces



Parking Space Detail

(No Scale)

Note:

Project Requires Use Variance for Office Space.

Record Owner & Applicant:

John Pizzo
Route 19K, Zayre Plaza
Newburgh, N.Y. 12550

The Owner of the proposed site plan has reviewed this plan and concurs with the information & proposals shown herein.

John Pizzo

Lot Area: 0.801 acres

(34,873 S.F.)

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's word seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and in his behalf to the title company, governmental agency and zoning institution, listed herein, and to the successors of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown herein.



Patrick T. Kennedy L.S.	
395 Temple Hill Road, New Windsor, New York 12550	
SCALE: 1" = 30'	APPROVED BY:
DATE: Dec 15, 1986	REVISOR:
Site Plan for John Pizzo	
Town of New Windsor	DRAWING NUMBER: 86-615
Orange County, New York	

To John Pizzo and The Town of New Windsor, certified to be a correct and accurate survey, based on an actual field survey completed Dec. 15, 1986.

Dated: Jan. 20, 1987